

DDD&T,LLC
Lease Agreement

Property Location Tranquil Sands mobile Home Park

Date February 3, 2024

We/I Joe Johnson, hereinafter called the lessee, offer and agree to rent from DDD&T,LLC, hereinafter called the lessor, the MH Lot #7 located at 117 Legacy Lane Lillington, NC on a basis beginning on the 3rd day of February year 2024. At a rental of \$ 175.00 per month. Payable in advance on the 1st day of each month. A deposit of \$ 175.00 will be paid in advance of first months rent. has been 100.00 non-refundable

We further agree to conditions as follows:

1. To maintain this property in as good condition as we find it, reasonable Wear and tear expected.
2. To give 30 days written notice of intention to vacate before the End of the rental period.
3. If rent if not paid by the 5th day of the month, a late charge of \$ 15⁰⁰ will be paid.
4. Failure to pay rent by the 10th day of the month shall be termed as a breaking of the lease.
5. Rent is subject to increase with 30 day written notice.

Other conditions:

A. Lessee shall not have the right or power to sublet the premises or any part thereof, or to transfer or assign lease without the written consent of the lessor.

B. Lessee shall have the responsibility for acquiring all utilities used or consumed by the lessee on the premises.

C. Lessee agrees to assume liability for all lessee's property located on the premises.

D. Lessee is responsible for grounds and one pets allowed.

E. House must be completed within 60 days. underpinned water electric

Failure to adhere to any of the above stated conditions will be termed as a breaking of the lease and shall be grounds for eviction and loss of lessee's deposit.

When signed by the lessee and accepted by the lessor, this document shall constitute a lease agreement, executed this 3rd day of February year 2024.

Joe Johnson
Lessee

Duorax Watkins
Lessor

* February rent paid in cash on 2-3-2024

RULES AND REGULATIONS

Tranquil Sands mobile Home Park

Purpose: These rules have been adopted to protect your investment in your home and to provide for your security and peace of mind while residing on the rental premises. These rules will apply to all TENANTS their invitees and guests.

1. All homes shall be maintained in good condition and repair. The exterior of all homes shall be clean, neat and properly painted at all times. The LANDLORD reserves the right to require reasonable repair or maintenance to any home. The requirement will be made in writing to the tenant and allow a maximum of sixty (60) days to comply.
2. All plumbing is to be kept in good repair and plumbing leaks are to be repaired immediately. LANDLORD will be responsible for septic tank and drain fill lines. The TENANT will be responsible for any sewer problems in lines from the house to the septic tank.
3. The TENANT will not without first obtaining written permission of the LANDLORD make any alterations, additions or changes in or to premises. This would include but is not limited to porches, decks, patios or awnings.
4. Approved steps and porches will be required at all outside doors. Steps or porches to the homes shall be precast concrete, treated wood or aluminum. No concrete blocks are allowed.
5. Mobile homes shall be underpinned (underskirted) with material approved in advance by LANDLORD within 30 days of mobile home installation.
6. LANDLORD will supervise the placing of any mobile home on home site.
7. Smoke alarms and fire extinguishers will be required in each home.
8. You will be allowed to have only one utility building per site. This utility building must be no larger than 10*10 and will require LANDLORD'S written pre-approval of construction plans and materials, as well as approved placement site on your lot. Any storage building located on premises will be placed behind home out of view from street. Any utility building located thereon shall be kept in good repair and maintenance continually during the Lease term.
9. No vehicles shall be stored on premises that: (1) are not currently licensed with the department of motor vehicles, (2) do not have its properly assigned vehicle license plate properly attached, or (3) are not operational, or (4) are not titled in TENANT'S name. If TENANT fails to comply with this rule within ten (10) days after receiving written notice by LANDLORD to remove said vehicle then said vehicle can be towed away at the TENANT'S expense.
10. There shall be no burning leaves, trash, or other materials without a properly issued burning permit. No outdoor cooking of food is permitted on premises without the supervision of responsible adult.
11. All trash and garbage must be stored, until collection, in rodent proof and watertight container securely covered and fastened, placed in the rear portion of premises until the day of pick up. Garbage pickup is the responsibility of the TENANT.
12. Without prior written approval by LANDLORD, no rod, stake, pipe or other object shall be driven into the ground and there shall be no digging anywhere on premises due to the danger of underground pipes, wires and conduits. TENANT shall bear full liability for any damages caused by violation of this rule.
13. Window air conditioners shall be supported by brackets mounted to exterior of home, and shall not be installed into any window facing the street unless otherwise approved by LANDLORD. Window air conditioners shall not be supported by any poles or structures which extend to the ground below.
14. Lawns and grass must be kept cut, neat and free of weeds, leaves, garbage and other refuse. If TENANT fails to maintain lawn to LANDLORD standards, the work will be done by or through LANDLORD and LANDLORD shall charge a fee payable as additional rent, amounting to the actual cost of the service performed.
15. TENANT shall park vehicles on in designated parking areas and/or drives. Vehicles shall not be driven over the grasses areas around home. Allowances will be allowed in the event of loading and unloading furniture items. After unloading, said vehicle shall as soon as unloading is complete be removed to the designated parking area.
16. No fences of any type will be allowed to be installed on premises.
17. Reasonable speed limits are posted and will be strictly enforced to safeguard residents, guests and visitors.
18. Children shall not play in streets.
19. LANDLORD shall have no responsibility for vehicles or personalty located on premises for theft, vandalism or damage.
20. No major repair to or overhauling of any motor vehicle shall be made or accomplished on premises.
21. No outside pets are allowed. Indoor pets will be allowed only by prior written consent of LANDLORD. If pets are allowed by LANDLORD then any time the pet is allowed outside it shall be leashed. LANDLORD reserves the right at any time during the Lease term to order TENANT to remove any and all pets from premises.

22. TENANT and their invitees and/or guests shall conduct themselves in a reasonably quiet manner so as not to disturb others. Audio Equipment, televisions, voices and other sound sources shall be kept at moderate levels. Complaints from neighbors of excessive sounds shall be grounds for eviction.
23. The use of any firecracker, firearm, BB gun, air rifle, bow and arrow, slingshot or other weapon/dangerous device shall be kept inside the premises only and used on premises only in the event of immediate self defense.
24. No alcoholic beverages may be consumed in any outside area of premises. No vulgar or profane language will be permitted.
25. Premises are for residential purposes only. No peddling, soliciting or commercial enterprises are permitted on premises.
26. Enforcement of these rules shall be the responsibility of the LANDLORD. Violations or complaints should be reported in writing to LANDLORD. Any violation of a provision of these rules which is not corrected within 30 days of the delivery (or as provided otherwise in sections above) in hand or deposit in the mail of notice of such violation for the LANDLORD to the TENANT shall entitle the LANDLORD to evict the TENANT after thirty (30) days from the deposit or delivery of the above referenced notice.
27. Amendments to these rules may be made at any time by LANDLORD and copies of such amendments shall be distributed to TENANT. Such amendment shall become effective the later of: (i) the date specified in the amendment, or (ii) thirty days after the park owner gives TENANT written notice of the proposed amendment.
28. A signed copy of the rules will be provided to TENANT. LANDLORD will retain original in TENANT file. Signature by TENANT acknowledges and agrees that he has read all rules and regulations and will fully abide by said rules.

LANDLORD

Deborah Watkins

TENANT

Joe Johnson

Date: 2-3-2024

DDD & T, LLC
Deborah Watkins
4181 Benson Road
Angler, NC 27501