

BLUE BELL MOBILE VILLAGE

LEASE

THIS LEASE AGREEMENT, made the ___ day of _____, 20___, BETWEEN BLUE BELL MOBILE MANAGEMENT, LLC, owner of Blue Bell Mobile Village, hereinafter called "Landlord," and _____ of _____, hereinafter called "Tenant."

WITNESSETH: The Landlord does hereby let unto Tenant, Lot No. ___ on the plan of Lots of Blue Bell Mobile Village, situated at 2002 W. Main Street, Clay Township, Ephrata, Pennsylvania, for the term of one (1) month from the date hereof, and Tenant shall pay the Landlord in advance, as rent, the sum of \$ _____ per month, plus additional charges as set forth in the Rules and Regulations, at such place as Landlord, or an authorized agent may from time to time direct.

Landlord and Tenant, for themselves and their respective heirs, administrators, executors and assigns, hereby intending to be legally bound, covenant and agree as follows:

1. Tenant shall pay the rents reserved according to the terms of this Lease and any deviation therefrom shall not be considered a waiver of any of the provisions of this Lease but shall be considered a matter of grace solely.

2. Tenant shall not occupy the demised premises otherwise than as a private dwelling and no unlawful business shall at any time be carried on upon said premises nor shall the Tenant assign this Lease or underlet the premises or any part thereof without the prior written consent of Landlord. Any transfer by process of laws shall be deemed an assignment by Tenant.

3. Tenant shall observe, obey and comply with all state laws, ordinances, and park rules and regulations.

4. Any improvements or additions to the demised premises, made by Tenant, shall not be detached from the property but shall remain for the benefit of the Landlord. Tenant further agrees that all goods and property on the demised premises shall be liable to distress and Tenant hereby waives all exemptions and any rights Tenant may have under the Act known as "The Landlord and Tenant Act of 1951," and all of its amendments and supplements. The removal of goods from the premises, whether by day or night, without the prior written consent of Landlord, shall be deemed a clandestine and fraudulent removal.

5. Either Landlord or Tenant may terminate this Lease at the expiration of the term herein created by giving the other thirty (30) days prior written notice, and in the absence of such notice, this Lease and all of its terms and provisions, shall continue from month to month until such written notice is given prior to the end of any term, or until the Landlord has given thirty (30) days written notice prior to the end of the term provided for in this lease of his intention to change any term, condition or covenant or increase of the rent. Leaving notice upon the premises shall be a sufficient service thereof. Any and all notices of termination and notices to quit given by the Landlord to the Tenant shall be in accordance with the "Landlord and Tenant Act of 1951," (68 P.S.250.501. et seq.) and the "Mobile Home Park Rights Act" (68 P.S.398.1 et seq.).

If Tenant breaks lease for any reason, Landlord may recover possession of the property (evict Tenant). If Landlord hires a lawyer to start eviction, Tenant agrees to pay the lawyer's fees and Landlord's reasonable costs.

6. If Tenant vacates the demised premises by removal therefrom, it shall be deemed a surrender of all Tenant's Rights under this Lease, but Tenant shall be liable to all the Landlord's Legal Rights hereunder.

7. Landlord reserves the right, in person or by agent, to enter the premises at all reasonable times of the day.

8. If the Tenant shall default in his rental payments as provided for hereinabove, the entire rent reserved for the remainder of the term shall become due and payable to the Landlord upon Landlord's demand for the same.

9. All tenants must register all persons residing in the mobile home. Only these persons registered are permitted to reside in Tenant's mobile home. Rents are payable in advance and all monthly rents are due on or before the first of each month. There will be a penalty of \$3 per day if rent is not paid.

10. There will be a charge of \$10 per month for each person over two occupants, whether an adult or child. If guests occupy the mobile home for more than fifteen (15) days in a month, they must register and will be considered occupants subject to the \$10 per month charge. Tenant agrees that Landlord shall have the right to inspect the mobile home to determine the number of occupants.

11. If a tenant wishes to sell his mobile home within the park, he must notify the park manager and request an inspection of his home, which will determine whether the home qualifies for resale within the park. Upon qualification for resale within the park, the tenant must comply with local and state laws which require that the purchaser be shown a lease and rules and regulations. In addition, the park manager must meet the prospective purchaser to be accepted as a tenant in the park. If a tenant's mobile home does not pass the resale inspection and cannot be brought up to the resale inspection standards, the home must be moved from the park upon resale. "For Sale" signs shall not be posted on the property on which the Home is located but may be displayed in a window of the mobile home.

Blue Bell Mobile Management, LLC

By: _____

Tenant(s)

EFFECTIVE March 1, 2017

RULES AND REGULATIONS
Lloyd B. Sensenig - Owner Phone 733-9390

Blue Bell Mobile Village, 2002 West Main Street, Ephrata

We welcome you and your family into this Mobile Village. We hope you will enjoy being a resident here. With full cooperation of each occupant we can make this one of the finest mobile villages. To assure comfort and gracious living for all, it is necessary to have these rules and regulations:

1. Tenants shall be responsible for the conduct of their family, and their guests, and shall be liable for any damage they cause to the property of others. Please be considerate of others with radio and TV and avoid excessive noise. Tenants are required to obey all state laws and local ordinances. Gambling, roughhousing, swearing, or loud noise(s) is prohibited. Harassment of other tenants in the park is forbidden. If such problems arise, tenants will be required first to discuss it with the Owner or Manager. Children are permitted to play in approved areas of the park and **are not permitted to play in the streets. Skateboarding and bike riding is prohibited throughout the park.** Baby-sitting for children who do not live in the park is prohibited, with the exception of grandchildren by their grandparents.
2. Tenants must maintain their mobile home in first class condition. This includes replacing rusty screws and other- wise ensuring that the exterior of the home is not rusty or discolored. Each mobile home space must be kept neat and clean therefore no outside storage around the mobile home will be tolerated. **All articles are to be kept in the mobile home or in an approved shed.**
3. Each tenant is responsible for keeping his own water and sewer connection from freezing. The mobile home must be grounded and have a fire extinguisher. All tenants shall be responsible for making connections to utilities in accordance with specifications and instructions of the Management. Management will not be responsible for loss of property by fire, theft, malicious mischief or any form of storm damage. Tenants are encouraged to purchase insurance for this purpose. Burning of rubbish or trash will not be permitted. Disposable napkins and diapers shall not be put into sewer systems. Tenants shall be solely liable and responsible for all costs involved in sewer stoppage due to the above causes.
4. **Other than during pickups, garbage shall be placed in a container which is fly tight, rodent proof and water tight. These containers are to be kept either in a shed or inside the mobile home.** Garbage shall be picked up semiweekly. Garbage shall be placed at the end of each mobile home's walkway on the morning of collection in approved plastic bags. The cost of garbage removal is included in the monthly rent.
5. The occupant may manage the lawn, flowers or shrubs on his lot, after obtaining approval from the Manager. Furthermore, any shed, temporary or permanent building, or masonry work must also be approved by Management, and if approved, shall not be removed from the Village without permission of the Manager. Lawns are to be kept mowed and trimmed every **seven days during the mowing season.** Hereafter those wishing to keep their own lawns must furnish their own tools. If at any time your lot needs attention, however, the Manager reserves the right to go onto the lot and do whatever is necessary to maintain a general overall neat appearance. This includes mowing, trimming, raking or picking up trash. The tenant will be charged \$25 - \$50 per yard servicing.
6. Tenants and their guests must park only in the parking areas provided for the lot renter. If extra space is needed, cars shall park near the barn. Cars not being used are not permitted on the premises, only

licensed and operable vehicles are allowed. The repairing of cars in the park is prohibited. Trucks larger than a pickup must be parked in designated areas. Washing of cars or trucks is not permitted in Blue Bell Mobile Village. No parking on lawns is allowed. There will be an extra charge of \$10 per vehicle per month for any tenant with more than two vehicles.

7. **The speed limit is 15 M.P.H. and must be observed at all times.**
8. The only pools permitted are small wading pools for children, no more than 6 inches deep and no more than 5 feet in diameter. Further, all such pools shall be moved frequently so not to damage the grass.
9. House cats are permitted in the park. However, because of the additional trash hauling fees associated with disposal of litter, tenants keeping house cats will be charged an additional \$10 per month. **The cats are not allowed outside. Dogs are permitted under limited circumstances. A new resident to the park who already owns a dog no more than 15 pounds may bring the dog into the park with them.** No resident may have more than one dog. Park residents with dogs must obey the following rules:
 - a. Dogs may not be tied outside.
 - b. Dogs may be let out of the mobile home only on a leash under the control of a responsible person.
 - c. Dogs shall not be allowed to defecate off of the owner's lot, and dogs shall not be walked generally through the park.
 - d. Only one dog per mobile home is permitted.
 - e. Dogs will not be permitted to bark in a manner that annoys other residents.
 - f. Dog owners shall act in compliance with the Clay Township Dog Ordinance.
10. All mobile homes must be skirted within thirty (30) days of moving into the park. Landlord shall designate the type of material and manner of installation for under skirting, awnings, porches, fences or other additions and alterations to the exterior of the mobile home.