

LESSEE'S RESPONSIBILITIES.

Lessee occupies and controls the Lot and the Manufactured Home located on the Lot. Lessee, and all other guests Lessee allows on the Lot, shall:

- (A) Use and occupy the Lot only for residential purposes.
- (B) Obey all local, state and federal laws.
- (C) Keep both the Lot and the Manufactured Home located on the Lot in a clean, safe, and sanitary condition.
- (D) Use all utilities, facilities, and fixtures in a safe and reasonable manner.
- (E) Promptly remove all trash and debris from the Lot and the Manufactured Home located on the Lot as required by Lessor and local ordinances.
- (F) Not deliberately or negligently destroy, deface, damage, remove, or tamper with any part of the Lot, including utilities, facilities, and fixtures on the Lot, or common grounds in the Community.
- (G) Not unreasonably disturb the peace of Landlord, other lessees in the Community, or neighbors outside the Community.
- (H) Promptly notify Lessor of conditions in or on the Lot that need repair.
- (I) Not make any major changes to the Lot without Lessor's prior written consent. Any alterations to the Lot become Lessor's property at the conclusion of this Lease. Lessee cannot remove any improvements made or paid for by Lessee and Lessor does not have to pay for any changes or improvements made by Lessee.
- (J) Abide by the Rules and Regulations of the Community.

(K) Move the Lessee's Manufactured Home off the Lot when this Lease ends.

9. LESSOR'S RESPONSIBILITIES.

Lessor promises to:

(A) Maintain the common areas in the Community in the manner required by law.

(B) Continue all services and utilities that Landlord has agreed to provide.

(C) Allow Tenant to enjoy the Property without interference so long as Tenant obeys all the rules in this Lease.

10. LESSOR'S ENTRY ONTO THE LOT.

(A) Lessor may enter the Lot at reasonable times.

(B) Lessor may enter the Lot to inspect it; make repairs, alterations or improvements; supply services; or show the Lot to prospective buyers, lenders, contractors, insurers, or tenants.

(C) In case of an emergency, Lessor may enter the Lot at any time without notice to Lessee.

11. MAINTENANCE AND REPAIRS.

(A) Lessee is responsible for any damage or destruction done to the Lot or utilities, facilities, or fixtures on the Lot, by Lessee's actions or negligence, or by the actions or negligence of Lessee's family or guests.

(B) Lessee must make all repairs and replacements to fix such damage or destruction. If Lessee fails to do so, Lessor may do it and add the expense of such repairs and replacement to the next month's rent.

12. INSURANCE.

(A) Lessee must obtain, pay for, and maintain homeowner's insurance for Lessee's manufactured home and personal property and must furnish Lessor, when requested, proof of that insurance and payment for that insurance

(B) Lessee acknowledges that Lessor is not responsible to pay for any damage to or loss of Lessee's personal property (including Lessee's manufactured home) caused by fire, theft, weather, war, acts of God, acts of others, failure of any utilities such as electricity, sewer, and/or water, and/or any other causes.

13. PROPERTY TAXES.

Lessee must pay all county, municipal, and school district real estate taxes on Lessee's manufactured home. Lessor may, in its sole discretion, require Lessee to provide proof that those taxes have been paid.

14. LESSEE'S TERMINATION OF THE LEASE.

(A) Thirty (30) days before the day Lessee wishes to end the Lease, Lessee must give written notice to Lessor that Lessee intends to leave.

(B) If Lessee terminates the Lease, Lessee is required to remove his/her manufactured home on or before the last day of the Lease after obtaining the necessary removal permit from the local tax collector and providing a copy of the permit to Lessor.

(C) STORAGE FEES: If Lessee fails to remove his/her manufactured home by the last day of the Lease, Lessee specifically agrees to pay Lessor monthly storage fees, in the amount of the current monthly rent for the Lot, for as long as Lessee's manufactured home remains on the Lot.

LESSEE FURTHER ACKNOWLEDGES AND AGREES THAT THIS STORAGE FEE PROVISION SURVIVES THE TERMINATION OF THE LEASE AND WILL REMAIN IN EFFECT UNTIL LESSEE REMOVES THE HOME FROM THE LOT.

15. LESSOR'S RIGHT TO EVICT LESSEE.

(A) Lessor may terminate this Lease and seek to evict Lessee if Lessee fails to pay the Rent in a timely manner OR if Lessee violates any of the provisions of the Lease (including this Manufactured Home Space Lease, the Rules and Regulations, and the Fee Disclosure).

(B) NOTICE OF EVICTION: The Notice of Eviction will be served in writing by Lessor to the manufactured home lot address via certified mail to Lessee notifying Lessee of the particular breach or violation of the lease or community rules pursuant to the Manufactured Home Community Rights Act.

(C) WAIVER OF NOTICE TO QUIT: Lessee waives the Notice to Quit by personal service, by posting, or by leaving the notice at the Lot as provided by 68 P.S. Section 250.501 of the Landlord and Tenant Act of 1951.

Lessee understands and agrees that this waiver means he/she will not receive a Notice to Quit prior to Lessor filing a complaint against Lessee in Court seeking to have Lessee evicted.

16. NOTICES.

Unless it is otherwise stated in a particular section of the Lease, all notices sent by Lessor to Lessee shall be sent to the Manufactured Home Space Address in Section 2, above, and all notices sent by Lessee to Lessor shall be sent to the mailing address listed in Section 1 above. Notices shall be given by United States Postal Service First-Class Mail, Certified Mail, or