

**River Meadows West, LLC dba Hidden Lake
HOME SITE LEASE**

This lease is a legal binding document. Please read it carefully after it has been filled out.

1. DATE OF THIS LEASE:

2. PARTIES AND PREMISE: This lease is between River Meadows West, LLC dba Hidden Lake (called "Lessor" or "Landlord", as the owner and landlord of Hidden Lake, and the following residents (called "Lessee" or "Resident")

By executing this Lease, the Lessee does agree to rent from the Lessor on the terms and conditions provided in this document the "Home Site" identified as Space No. _____, having a mailing and property address of **62650 LaSalle Road # _____**, in the county of Montrose, city of Montrose, state of Colorado, 81401, for the location on the Home Site of a single family home which the Lessee owns and which will be built and installed on the Home Site in compliance with the National Manufactured Housing Construction and Safety Act of 1974 (the "Home") The Home Site includes the described land, together with any basement, foundation, crawl space or concrete slab on which the Home is to be located. The Home Site is located in the Community. Lessee represents to the Lessor that the application which has been completed and signed for consideration of residency is true to the best of the Lessee's knowledge and belief. Misrepresentation of the application for residency is grounds for termination of the lease.

3. LEASE TERM. The initial term of this lease shall begin on _____, 2023 (called the "Commencement Date"), and shall end at midnight on _____, 2024. Upon expiration of the term of this Lease, all other terms and conditions of the Lease shall remain in full force and effect and such tenancy shall be considered a month-to-month tenancy.

4. MONTHLY RENT AND OTHER CHARGES.

a. Monthly Rent. Lessee hereby agrees to pay \$ _____ per month in advance as rent for the Lease period. Sewer, trash collection and 3,000 gallons of domestic water are included in rent payment. Usage over 3,000 gallons will be charged to Lessee at \$3.50 per 1,000 gallons and will be considered additional rent. Rent payments shall be made at the manager's office and payable to Hidden Lake.

b. Rent and Additional Rent Payments. Monthly Rent and Additional Rent and all other charges payable to the Lessor under this Lease shall constitute "rent" under applicable law. Such rent shall be payable monthly, without notice, in advance, and is due on or before the first (1st) day of each month after commencement of this Lease until said tenancy is terminated and Lessee's home is removed from Hidden Lake. Rent may be paid by check or credit card at the on-site property manager's office, online on the Resident Portal, in the drop slot at the community centers front door, but the Lessor reserves the right to require that rent be paid in a single check rather than multiple checks, or in the form of a cashier's check, certified check or money order. Lessee may not withhold or offset any amounts against the rent due the Lessor unless authorized by statute.

c. Late Fees. Late Fees are defined as monetary sums that Lessor may charge against Lessee as a result of the Lessee's failure to timely pay rent, unless such untimeliness is the result of a late payment or nonpayment by a "rent subsidy provider" as that term is defined under Colorado law. Late Fees are specifically defined AND DISCLOSED under this Lease Agreement so as to preserve Lessor's entitlement to charge Late Fees against Lessee pursuant to Colorado law. If Monthly Rent is not paid by the 10th day of the month and the Lessor has not delivered a notice to vacate. Monthly Rent may be accepted on the 11th day of the month or thereafter if accompanied by \$50.00, until payment is received. Late Fees under this Lease Agreement shall not bear rates of interest. Lessor shall not apply any periodic rental payments paid by Lessee under this Lease Agreement to accrued Late Fees, and all Late Fees must be satisfied by Lessee independent of periodic, monthly rental payments. Lessee hereby acknowledges that his/her receipt of monthly tenant ledgers routinely delivered to Lessee by Lessor shall constitute written notice of all Late Fees accrued against the tenancy. Lessee will also pay a charge of \$25.00 for each returned check. Nothing in this paragraph obligates us to accept Rent after the first (1st) day of the month, nor do we waive any legal rights which may be available upon your default by inclusion of the late fee provision in this Lease. You agree to pay all legal expenses, including attorney fees, incurred by us in the eviction process and in the collection of Rent and other charges even if the matter settles before trial as allowable by law, Your failure to receive a Rent notice/invoice from us does not postpone, delay or discharge your obligation to timely and fully pay all amounts due under this Lease. If you do not receive an invoice or bill, it is your responsibility to determine the amounts due including, without limitation, by visiting or calling the Management Office.

d. Notice Required for Rent Increase. Rent shall not be increased without sixty days' written notice to the Lessee. In addition to the amount and the effective date of the rent increase, such written notice shall include the name, address, and telephone number of the mobile home park management, if such management is a principal owner, or owner of the manufactured home park and, if the owner is other than a natural person, the name, address, and telephone number of the owner's chief executive officer or managing partner; except that such ownership information need not be given if it was disclosed in the Lease Agreement. Rent shall not be increased by Lessor more than one (1) time in any twelve-month period of consecutive occupancy by the Lessee, regardless of a). Whether there is a written rental agreement for the Lessee; b). The length of the Lessee's tenancy; c). Whether this Lease agreement is for a fixed term, month-to-month term, or an indefinite term. Lessor agrees that Lessee's tenancy shall not be terminated via Notice to Quit with the primary purpose of increasing the amount of Lessee's monthly rental payments.

e. Security Deposit. On or before the date of this Lease, the Lessee will deliver to the Lessor the sum of \$_____ (the "Security Deposit"), equal to one month's rent, which the Lessor shall hold as a security deposit, without interest, for the Lessee's performance of its obligations under this Lease. ***The deposit will be subject to deduction for abandonment of the unit if the Resident provides less than thirty (30) days prior written notice of surrender of the Premises.*** The Lessor may apply the Security Deposit from time to time in order to cure Defaults in the payment or performance by the Lessee under this Lease, and the Lessee will promptly pay the Lessor when requested the amounts so applied. The security deposit may be used by Lessor to pay for damages in excess of reasonable wear and tear to the homesite, lawn or its improvements or for damages in excess of reasonable wear and tear caused by Lessee or Lessee's agents or invitees to the streets, sidewalks, park, and other common areas. Lessor may also use the security deposit as compensation for unpaid rent, clean up costs necessary and for damages of any nature sustained because of breach by Lessee of any of the terms of the Lease, including the covenants and conditions to be kept and performed hereunder by Lessee. The Lessor may apply the Security Deposit to amounts due the Lessor or to make repairs at the end of this Lease, and thereafter any remaining amounts will be returned to the Lessee. Such security deposit will not be returned until after the premises have been vacated by Lessee and inspected by Lessor. Within 60 days following the surrender and inspection of the premises, the security deposit shall be returned to Lessee and/or written accounting made therefore listing the exact reasons for retention of any portion of the security deposit.

5. INSTALLATION. Lessee agrees to the following restrictions and conditions of installation of homes on the leased premises:

a. Homes. Only homes certified as meeting regulations promulgated by H.U.D. under the authority of 42 U.S.C. 5401 *et seq.* or certified by an authorized agency as meeting requirements of a local or national building code, will be allowed in Hidden Lake.

b. Set Up. For homes on blocked foundations, Lessee must get management approval of homesite before set up can take place. . The home must be set and positioned on the premises in accordance with the instructions of the Lessor's representative at the time the home arrives at the premises. All homes must be double blocked. All wheels, axels, and hitches must be removed and the home lowered so that no point will exceed 24" from the ground to the underside of the home. All movement of homes must be done only upon advanced written notice and under the supervision of Hidden Lake and/or its agents. The home must be inspected by a Manufactured Home State Inspector and must meet all other city, county and state and manufacturer requirements.

c. Steps and Porches. For homes on blocked foundations and before occupancy of the home, Lessee agrees to install custom steps to the front door of the home, with an 8'x16', front porch. The homesite must have a rear step with a 4' x 4' landing. Lessor reserves the right to approve or reject the type of material used and the quality of construction. All steps and porches must be approved by Lessor before installation. Porches, steps and decks must be maintained in a safe and attractive manner. Netting, fencing or other material around the handrail of the porch is not permitted.

d. Skirting. Mobile Home skirting must be presentable and in good condition. The addition of skirting must be approved by Management in our sole discretion. Skirting must conform with all applicable law and standards. Resident must install skirting on the manufactured home within thirty (30) days following the setup of the manufactured home on the home site, which skirting must meet Management's reasonable approval. Lessee agrees to install insulated skirting around the entire exterior surface of the home. Vinyl skirting colored to match or complement the home. All skirting must be maintained in good repair and in a safe and attractive condition.

e. Awning. For homes on blocked foundations and before occupancy of the home, Lessee agrees to install an awning no smaller than 10'x20', or that approved by Lessor, over the porch. Lessor reserves the right to approve or reject the type of material used and the quality of the construction. All awnings must be maintained in a safe and attractive condition. Lessor reserves the right to approve an economy awning for homes on an individual basis.

f. Storage Sheds. Lessee is not permitted to construct or cause to be constructed a shed without written permission from Lessor.

g. Other Outside Structures. Any other additions or structures on the premises must be approved in writing by Lessor before any construction begins. Lessor reserves the right to approve or reject any structure on the homesite based on the location of the structures, the quality of materials and/or the quality of workmanship. Structures must be painted to match or complement the home. You represent that you are the owner of all accessory structures on the lot and are responsible for maintenance of those structures as allowable by law. Ownership and responsibility of these structures may only be conveyed to another person by written agreement.

h. Building codes. All structures or additions to the home must meet local building code. Lessee is responsible for the application for and compliance with building permits.

i. Tires. The manufactured homes axles, tires and wheels shall be concealed on the homesite.

j. Hitches. All hitches shall be removed from the home.

k. Utilities. Lessee shall pay directly to the individual providers (or, if there is a master meter whereby the Lessor provides billings to the Lessee, then Lessee shall pay to Lessor as Additional Rent) all utilities, related deposits, and any charges, fees, or other services on utility bills billed to the Lessee. Lessor shall not be liable for any damages for failure of utilities or services occasioned by strikes, breakage of equipment, failure of source supply, acts of nature or by any acts caused beyond the immediate control of the Lessor.

l. Water Lines. The main water line must be attached to the water riser on the leased premises at date of occupancy. Lessee shall have installed, at Lessee's expense, at least two gate valves on the water line between the community supply and the home hand operated shut off, as well as a frost proof hose bib on the outside of the home. Lessee agrees to wrap all water lines with operating electric heat thereon at all times thereafter. Lessee will be responsible for that portion of the water riser, sewer riser, natural gas riser, and electrical riser which connects the service to the home. Lessee will promptly pay for all repairs or service thereto, whatever ordered by Lessee or Lessor, unless it clearly appears that such repairs or service were made necessary by Lessors negligent acts or omissions.

m. Gas and Electric. Each homesite is provided with individual gas and electric meters. The Lessee will be billed by the service provider for these charges. The expense of hooking up to electric and/or gas utility lines and deposits are the responsibility of Lessee.

n. Antennas and Satellite Dishes. Lessee is not permitted to install antennas. Satellite dishes 18" or smaller are allowed with prior approval from Lessor. If a satellite dish is approved, it will be installed on the roof of the manufactured home and will be mounted toward the rear of the home furthest from the street.

o. Cable. Television cable service can be obtained through the local cable provider. Hookup and charges for cable service are the responsibility of Lessee.

p. Installation and Removal Damage. Any damage to the driveway, concrete patio or any other portion of the premises caused by installation or removal of the home or its improvements not repaired to Lessor's satisfaction, at Lessor's option may be charged to the Lessee's security deposit or additional charges.

q. Fences. Lessee is not permitted to construct or cause to be constructed a fence without written permission from Lessor.

r. Evaporative Coolers or Air Conditioners. If Lessee chooses to have an evaporative cooler installed, it must be roof mounted and channeled through the roof. No tubing is allowed down the side of the home. Air conditioners and evaporative coolers may not be mounted in a window of the home. A canvas cover is permitted for winterization. No plastic tarps are permitted.

s. Lawn and Trees. All landscape material i.e.; rocks, trees, sprinkler systems, shrubs, and lawn, when placed on the homesite by Lessee become property of Lessor, and are considered part of premises.

t. Exceptions. Any exceptions to these written Installation Policies must be approved in writing by Lessor.

6. USE OF HOME SITE. The Lessee may use the Home Site only for the location of a Home, and may use the Home only as a single family residence. The Home Site and Home must be used and occupied in accordance with federal, state and local laws and regulations. Any use which disturbs or offends other residents of the Community or constitutes a nuisance is prohibited. Conducting

any kind of Commercial business activity, non-commercial business activity or enterprises that generate any vehicle traffic into the community from clientele residing within or outside of the Community (including the provision of child care services) is prohibited. However, lawful businesses conducted at home by computer, mail or telephone so long as such activities do not involve customers, clients, or other business associates coming to your home to conduct business, must have written approval from Lessor.

The Lessee and their guests must exercise due care for their own and others' safety and security in the Home and in the Community. The use of smoke detectors, keyed deadbolt locks, keyless bolting devices, window latches and other features are recommended. The Lessee is liable for any loss or damage suffered by the Lessee and their guests, and any loss or damage caused within the Community by any Lessees or their guests.

After fourteen (14) days of occupancy in any thirty (30) day period, any such guest will be subject to approval by the Landlord as a co-occupant.

The Lessor reserves the right to exclude guests who violate this Lease, disturb or represent a nuisance to other residents, occupants or guests of the Community of the Lessor and its agents, contractors and guests. Lessee agrees to the following restrictions and conditions of the leased premises:

a. Ownership. The Community is intended to be an owner occupied community. Therefore the manufactured home must be titled in Lessee's name(s). If home is sold or transferred, documentation shall be provided to Lessor as to the ownership of the home.

b. Extended Absences. Lessees contemplating absences for extended periods of time shall notify Lessor and file a forwarding address and phone number for availability in case of an emergency. Provision for routine care of the absent Lessee's homesite shall be made. Reasonable emergency maintenance and/or repairs shall be paid by Lessee or reimbursed to Lessor.

c. Governmental and Private Regulations. Lessee shall occupy and use premises in compliance with all federal, state, local and municipal orders, statutes, ordinances, rules and regulations and shall further comply with all reasonable rules and regulations of the Lessor whenever promulgated.

d. Mutual Enjoyment. Any use which disturbs or offends other residents of the Community or constitutes a nuisance is prohibited. Lessee shall not interfere with other person's lawful and proper use and enjoyment of the community or any part thereof, including common areas and other manufactured homesites. Lessee shall not permit the playing of audio/visual appliances such as radio, television or musical instruments, or the making of any other sounds or noises at levels loud enough to be heard by tenants on adjoining manufactured homesites or other neighboring premises and shall not become a nuisance or disturbance to any other persons. All vehicles must be properly muffled with engine and exhaust noise kept to minimum. Engines shall not be raced, gunned, or revved in a manner which will disturb the peace and quiet of the Community. Harassment of other Residents or persons will not be tolerated. Willful, repeated, or continued violations of any of these provisions shall be considered a default and can be grounds for termination of this Lease.

e. Solicitation. Soliciting of any kind is not allowed in the Community. The bulletin board in the office may be used to post notices.

f. Yard Sales. No yard sales are allowed in the Community. Lessor reserves the right to arrange a Community Yard sale.

g. Outdoor Furniture. Patio furniture intended for outdoor use will be permitted on Lessee's porch. Furniture intended for indoor use may not be placed outdoors. No picnic tables will be allowed in the community, except those provided by Lessor.

h. Pets. No pets are permitted without prior written approval of Lessor. Only pets brought in to meet management's approval will be considered to be able to reside in Lessee's home. All necessary paperwork must be completed before a pet will be allowed to reside in the Lessee's home. Pet Registration rules MUST be followed for pet to remain in Community. Proof of current tags and shots must be provided. It is Lessee's responsibility to clean up immediately after pets. With written permission from Lessor, Lessee may install "invisible fencing" for pet. Pet MUST wear equipment required with invisible fencing. **Pets may not be kept outside on a chain at any time.** Lessee may not fence in porch or other areas for pets. Any pet outside must not cause a disturbance. Pursuant to local ordinance, all pets must be accompanied and kept on a leash when being walked outside the home's boundaries. This includes cats as well as dogs. If a pet is found running free, the local animal control department will be notified. The Community assumes no liability for the actions of the local animal control authority if the pet is turned over to them. The Community, its owners, managers, agents and/or employees shall bear no responsibility for occurrences of harm, injury, or death to a pet caused by the agents and/or the employees of the Community, guest, independent contractors, resident or other persons to the premises. ALL exotic pets will not be permitted without prior written approval from Lessor. **Noisy or unruly pets, or those about which justified**

complaints are received will not be permitted to remain in the Community. Certain breeds of dogs are not permitted in Hidden Lake.

i. Common Areas and Facilities. The common facilities are for the mutual enjoyment of all Lessees and their guests when accompanied by Lessee. For purposes of this Lease, the "Common Areas" shall be those portions of the Community designated by Lessor from time to time for the common use of all residents of the community, including all roadways, walkways, landscaping. The "Community Facilities" mean the community center, play areas, garden area, and other buildings or recreational facilities within the Community maintained by the Lessor for the benefit of all Lessees of the community and their permitted guests. Use of the common facilities will be at Lessee's risk. The Lessor reserves the right to refuse the use of any and all facilities to any person violating the Community Lease agreement terms. It is understood that the facilities are private property and that their use is a privilege and not a right. The Lessor may also exclude any person from the Common Areas of Community Facilities who refuses or is unable to provide identification demonstrating themselves to be permitted residents or occupants or a guest of a specific resident of the Community. Any person who remains in the confines of the Community's facilities after being requested by the Lessor to leave, or who is not a Resident or guest of a Resident approved by Lessor, will be considered trespassing. Lessor will, at no time, provide supervisory personnel. Lessee and guests must abide by the rules and hours posted in the applicable areas. A deposit may be required regarding the use of any of the recreational facilities for private or public use, if permitted. . Lessor is not responsible for lost or stolen items nor for accidents or injury to any person using the common facilities. Mailboxes are contained in centralized areas and the maintenance of such areas are the responsibility of the Lessor. Use of mailbox areas for posting notices is prohibited. A bulletin board in the office is available for such notices. Lessor reserves the right to use the common facilities for public as well as private functions, as it sees fit. The Lessor is under no duty to remove ice, sleet, or snow but may remove any amount with or without notice and the cost of removal may be included in the charges for Additional Rent.

The community has a lake available for fishing. All fishing must be catch and release using barbless hooks. In order to fish in the lake, a Resident must contact the management office and be issued a fishing permit. All Residents must follow the rules of the fishing lake, which may be amended separately from these rules without consent and must keep the area clean. Any breach of this provision may result in loss of use of the fishing lake. It is in Management's sole and absolute discretion whether to permit use of the lake. In the event a license is required by the state, it shall be Resident's responsibility to acquire that license. You agree that you are responsible for all injury and liability we or our agents may have to you as a result of your use of the fishing lake. You agree that you will not seek recourse against us or our agents for injuries you may suffer or incur.

j. Play Equipment. No playground equipment, trampolines, swing sets or wading pools are allowed in the Community with the exception of those provided by Lessor in common areas. Toys and other playthings are to be kept out of sight when not in use.

k. Alcohol. No possession or consumption of alcohol is allowed in common areas of the Community.

l. Glass Containers. No glass containers are allowed in the common areas of the Community.

m. Weapons. Firearms or any other weapons are not allowed in the common areas of the Community.

n. Fireworks. Use of Fireworks of any kind is not allowed in the Community.

o. Signs. No signs are allowed in the Community except those placed or approved by the Lessor. The Lessee of a mobile home may place a "for sale" sign on or in the owner's mobile home. The size, placement, and character of the sign is subject to reasonable rules and regulations of the Lessor. This section does not prevent the Lessor from applying the normal park standards to prospective buyers before granting or denying tenancy..

p. Clothes Lines. Hanging of clothes or any other materials outdoors or on a clothes line is not permitted.

q. Automobiles. Lessee agrees that all vehicles, either owned by, leased to, or in custodial care of the Lessee, shall be duly registered, licensed, insured and in operable condition at all times. Lessee further agrees that the vehicle(s) will be maintained in a neat and undamaged condition. Vehicles in excess of 3/4 ton designation are not allowed unless authorized in writing by Lessor. Lessee agrees to all terms and conditions specified in the following paragraph regarding the parking and/or disposition of vehicles. No motorized vehicle of any type shall be operated by an individual who does not have a valid drivers license. Lessee agrees not to perform any vehicle repair or maintenance on any vehicles in or upon the premises of Hidden Lake.

r. Driving. Lessee and guests must strictly comply with posted speed limits. Lessee and guests shall operate vehicles in a safe manner and in no event drive onto sidewalks. Lessee will not deposit excessive mud or dirt into streets or parking spaces.

s. Parking. Lessor will normally provide 2 off-street parking spaces for the purpose of parking those vehicles identified in the preceding paragraph. Lessee agrees to keep parking spaces clean and free of oil or other stains. Lessees having in excess of two vehicles must subject those additional vehicles to the parking restrictions herein specified. Any vehicle, regardless of its parking location, that does not meet the conditions of the preceding paragraph will be deemed to be parked illegally on private property. Under the local ordinances, these vehicles may be towed without notice. The disposition of the towed vehicles is the sole responsibility of the registered owner. Lessor may not be held responsible for the disposition of the towed vehicle. If any vehicle of the Lessee's is parked in another Resident's space, Lessee is subject to being asked to move the vehicle to the appropriate space. Failure to move upon verbal request, written request, or either, will result in the vehicle being towed under the conditions specified in this paragraph. All other motorized and non-motorized vehicles not in use must be stored in the Hidden Lake storage area. Any other vehicle in regular use by Lessee must be parked in the public parking areas provided within the Community. These areas are also provided for Lessee's guests and visitors. Lessee is responsible for any guests or visitors parking. No parking is allowed on streets.

t. Storage. All motorized or non-motorized vehicles not included in paragraph (r) or paragraph (t) above, or not in regular use by Lessee must be stored in the Hidden Lake storage area. There will be a monthly charge of \$5.00 or \$ 10.00 per item of stored property. This fee will not be pro-rated for items not in storage the entire month. No person may sleep in or live in any type of recreational vehicle within the Community. Recreational vehicles may not be attached to water and/or sewer connections. Recreational vehicles and boats must be stored in designated area only. Recreational vehicles may be parked at the homesite up to twenty-four (24) hours with prior approval from Lessor. Hidden Lake will not be liable for theft, damage, or destruction of stored property. The storage area is considered private property. Lessee agrees to refrain from driving through muddy area within the storage area and will keep the streets free from excessive mud and dirt.

u. Marijuana. Growth of Marijuana anywhere in Hidden Lake is prohibited.

7. MAINTENANCE OF HOMES. The Lessee will maintain the Home and Home Site in a neat, clean, and sanitary condition, free of debris. Lessee is responsible for all repairs and maintenance of the Home and Home Site, except as those matters expressly undertaken by the Lessor. The Lessor recommends that the Lessee follows manufacturer-recommended preventative maintenance for the Home, including periodic re-leveling. Unless authorized by statute, no improvements may be made to the Home or the Home Site without the prior written consent and approval of the Lessor. Lessee agrees to the following restrictions and conditions of installation of homes on the leased premises:

a. Appearance. Lessee must keep the premises and home neat and orderly at all times. This includes the deck, and porch areas of the home. Outside patio furniture and grill equipment will be allowed on the deck. Deck shall remain clutter free. Outside patio furniture shall be kept in good condition. Lessee must maintain the condition of the exterior of the home and surrounding buildings with respect to appearance i.e.; peeling, flaking of paint or physical damage. Alterations to the exterior must be approved, in writing, by the Lessor with respect to general compatibility with the balance of the homes in the Community. No window shall be covered with any foil, paper, cardboard, wood, metal, or other non-transparent substance or material. Appropriate curtains or blinds shall be the only window covering permitted. Materials of a commercial nature designed to reduce or eliminate glare and harmful sun rays may be installed to the manufacturer's specifications on the exterior of the home and must compliment the home. Seasonal decorations and lights will be allowed. These decorations must be removed within two (2) weeks after the holiday. Air conditioners and/or evaporative coolers must be covered with a canvas hood for winterization and meet the requirements of Section 5.R. No plastic tarps will be permitted.

b. Lawn and Site Care. Normally, irrigation water is provided at each homesite. Lessee may choose to use sprinkler system, irrigation faucets, or city water to maintain lawn. Any landscape feature not properly maintained may be removed or replaced by management at Lessee's expense. If improvements on the Premises, as more particularly described in the Rules and Regulations of the Community (collectively, the "Improvements"), are damaged, destroyed or not maintained during the term of this Lease, you have the obligation to maintain, repair and/or replace them (collectively, "Resident's Work") at your sole cost and expense. The Community will provide five (5) days' prior notice to you that you have failed to perform Resident's Work. After five (5) days from the date of the notice, Owner, or its contractors, will provide resident with a second notice that Owner shall have the right to enter upon the Home and Premises and perform the required Home and/or Premises maintenance within forty-eight (48) hours. You will be charged for this maintenance as provided in this Lease and/or Community Rules and Regulations. The charge for this maintenance will be treated as Additional Rent which You must pay on demand. If you fail to keep the Premises free from garbage, debris and weeds, , or if you fail to otherwise maintain landscaping as provided in the Rules and Regulations of the Community the Community will provide five (5) days' prior notice to you that you have failed to perform Landscape Work. After five (5) days from the date of the notice, Owner, or its contractors, will provide resident with a second notice that Owner shall have the right to enter upon the Home and Premises and perform the required Home and/or Premises maintenance within forty-eight (48) hours. You will be charged for this maintenance as provided in this Lease and/or Community Rules and Regulations. The charge for this maintenance will be treated as Additional Rent which You must pay on demand. You agree to pay us for the reasonable costs of services, equipment, labor and/or materials utilized and/or incorporated for the conduct of any Resident's Work. Our right to maintain, repair

and/or replace Improvements includes the right to install reasonable alternative Improvements in substitution for the original, in our sole discretion. Any service, equipment, labor and material charges incurred by us in the conduct of Resident's Work (including those incurred for alternative Improvements) shall be deemed additional Rent, due and payable with and as Rent. Notwithstanding the foregoing, we have no duty to conduct any such work. All above applies also to sprinkler systems and shrubs. Seasonal lawn equipment, bikes, toys, and other outdoor equipment must be kept out of sight when not in use.

c. Trash. Lessee shall not permit or allow any rubbish, waste materials and/or other items of discardable condition to accumulate upon the premises. Lessee shall maintain the same in a reasonable clean and sanitary condition at all times. Lessee agrees to provide trash containers. Trash container shall be stored out of sight from the street, preferably behind the porch or in the storage shed. Lessee shall not place trash container out on any day other than normal pick-up day. The Lessee, in agreeing to the terms and conditions of this paragraph, agrees to those terms, conditions charges and/or fees that may be imposed.

d. Planting and Digging. Because of the great number of utility lines and drops located on the premises, it is understood that Lessee will not dig, or cause to be dug, any holes (such as for trees or shrubs) nor drive or cause to be driven, rods or poles into the ground, nor will the ground be rototilled, without the express written permission of the Lessor. Lessee shall be fully liable and responsible for any harm caused by violation of this provision and shall indemnify and hold Lessor harmless therefore.

e. Home Safety. Any condition constituting a safety hazard shall not be tolerated and the judgment of Lessor as to what constitutes a fire or other safety hazards shall be conclusive. Each home shall contain any safety equipment required by the governmental authorities. Lessee is responsible for their needs when in need of police or fire protection. In an emergency, Lessee shall first call the police or fire department and then notify Lessor. Health rules and regulations established by the state, local health department or Lessor must be observed by Lessee at all times.

f. Site Repairs and Maintenance. All expenditures involved in repair and maintenance of a home site shall be the sole responsibility of the Lessee. If Lessee does not maintain the home site, as per the Lease, Lessor may authorize its agents and/or contractors to complete reasonable and necessary repairs or maintenance and bill Lessee for services rendered, with interest at the rate by law and judgments. Said bill shall be deemed as additional rent and shall be due and payable in full when the next month's rental is due, and Lessee agrees to pay said bill when due. The procedure for repairs and maintenance is defined in Section 7.b of this agreement.

In the event you request a reasonable accommodation based on a disability, you may request so from the manager who may provide such accommodation at the homeowner's expense.

8. ENTRY RIGHTS. Lessee agrees that all reasonable times during the term of this Lease, Lessor or its agents may enter the leased premises for purpose of inspection, cleaning and maintenance, repairs, posting of notices or utility bills or, in the event of an emergency, to perform acts Lessor deems necessary for the protection of the property or safety of person. Lessee agrees not to hold Lessor, its' employees or agents responsible for any such acts performed by Lessor while acting in such emergency capacity.

9. INSURANCE. Lessee is required to maintain homeowners insurance insuring against customary casualties for the full insurable value of the Home. A copy of the policy must be provided to the Landlord prior to move in. Lessee is responsible for obtaining insurance in such amounts as Lessee may desire for Lessee's own property covering fire and casualty loss and for Lessee's family for liability insurance coverage. Lessee acknowledges notification that Lessor's insurance does not insure Lessee against loss of personal property on the premises due to fire, theft, vandalism, or other casualties or causes.

10. CASUALTY LOSS. Lessor shall not be liable to Lessee's invitees, guests, family members, employees, agents, servants or other occupants of the premises for any personal injuries or damage to property caused by defects, disrepair, or faulty construction of the premises or loss of property (including the Home and its contents) from fire, smoke, rain, flood, water leaks, hail, ice, snow, lightning, wind, ground shifting, explosions, interruption of utilities, theft, vandalism or other casualty unless that injury or damage is caused by the gross negligence or willful misconduct of the Lessor. Should a casualty loss or other damage occur to the Home, the Lessee shall promptly undertake to repair or replace all lost or damaged property.

11. REIMBURSEMENT. Lessee must promptly reimburse Lessor for loss, damage, government fines, or cost of repairs or service in the Community due to a violation of the Lease or any other improper use, or negligence of the Lessee's, Occupants, or their guests. Unless the damage is due to the Lessor's gross negligence or willful misconduct, the Lessor is not liable for - and the Lessee must pay for - repairs, replacement costs, and damage to the Home Site, the Common Areas or any Community Facility. The Lessor may require payment at any time, including advance payment of repairs for which Lessee is liable.

12. LESSOR SERVICES. Lessor agrees, at no additional charge to the Lessee, to provide to the Home Site access to electricity, water, gas and sewer if generally available to the Community, in sufficient quantities for normal residential use at the Lessee's cost.

Any other utilities required by the Lessee shall be contracted for and billed directly to the Lessee, and shall require the prior written consent of Lessor prior to hook up. In either case, Lessor shall not be liable or responsible for any interruption, prevention, delay or stoppage in service, whether for repair and maintenance or otherwise, absent the gross negligence or willful negligence of Lessor. Should any utility service provided by Lessor be interrupted, the Lessee shall promptly deliver to the Lessor a written request for repair of the condition, following which the Lessor will make reasonable efforts to correct such condition or cause the supplying utility company to correct such condition, but in no event shall Lessor be liable for any interruption.

13. SECURITY. Although the Lessor may, from time to time, provide nighttime security guards or patrols, controlled access vehicle gates, perimeter fences, or other services of devices for the benefit of the Common Areas, neither the Lessor nor any other person acting on behalf of the Community provides any guarantees, warranties or other assurances of personal safety or protection against property loss or damage. The Lessor reserves the right to reduce or increase the level of such services from time to time.

14. ASSIGNMENT PROHIBITED; MORTGAGE PERMITTED. The Community is intended to be an owner-occupied Community. Lessor shall have the right, at its sole discretion to own and rent homes to approved tenants. In no event shall the Lessee have any right to assign, convey, mortgage, pledge, rent, sublease or otherwise transfer this Lease or any interest in the Home or Home Site, or permit the occupancy of the Home by persons other than family members of the Lessee, previously approved by Lessor, without the prior written consent of the Lessor, which the Lessor may grant or withhold in its sole discretion, and any such transfer or attempted transfer shall be null and void, except as follows:

a. Sale of Home. So long as the Lessee timely pays their rent and otherwise their obligations under this Lease and no Default has occurred and is continuing under Section 18, below, the Lessee shall have the right to sell their Home and assign all, but not less than all, of their rights under this Lease to financially qualified purchaser(s) of the Home, provided that (1) such purchaser(s) is/are acceptable to Lessor in accordance with the Lessor's customary approval standards, those used by Lessor when considering prospective residents of the Community, (2) such purchaser is acceptable to any lender providing financing secured by a mortgage, deed of trust or similar instrument encumbering the Home, (3) such purchaser agrees in writing in the document of transfer to assume and be bound by all of the terms and conditions contained in this Lease, and, (4) the Lessee and the prospective purchaser otherwise comply with the conditions described in this Section 15(a). Should the Home, at the time of transfer, be financed by a bank, savings and loan, insurance company or other financial institution generally providing home mortgage financing, the Lessor agrees that such purchaser(s) will be considered acceptable to the Lessor under clause (1), above, if the Lessor reasonably determines that the proposed transferee is creditworthy.

Should the Lessee desire to sell the Home and assign their interest in the Lease, then the Lessee shall deliver to the Lessor written notice of the proposed transaction at least 30 days prior to the proposed closing date (or a shorter period of time reasonably requested by the Lessee, if the proposed closing date is less than 30 days following execution of the proposed contract of sale), along with the proposed contract of sale, duly executed by each of the parties but subject to the terms of this Lease, and a fully completed and executed rental application completed by the proposed purchaser(s) on the Lessor's standard form. The Lessor may charge a reasonable fee for reviewing and processing the proposed assignment transaction. The Lessor shall, within 10 days following receipt of the completed application and processing fee, advise the Residents of its approval or disapproval of the proposed purchaser(s). Notwithstanding anything to the contrary contained in this Section 15(a), in lieu of granting its approval to the sale of the Home the Lessor may instead elect to purchase the Home and take an assignment of and assume the Lease on the terms and conditions set forth in the proposed contract of sale by providing written notice to the Lessee of its election within ten (10) days following receipt of the proposed contract, the completed application and the processing fee, in which case the Lessor shall, within ten (10) days following the date of its election enter into a contract of sale on the terms and conditions set forth in the proposed contract and shall thereafter purchase the Home subject to and in accordance with such contract of sale.

b. Financing or Refinancing. So long as Lessee timely pays their rent and otherwise complies with their obligations under this Lease and no Default has occurred and is continuing under Section 18, below, the Lessees shall have the right to obtain a loan to purchase their Home, or refinance that loan, from a bank, savings and loan, or other institutional mortgage lender and to grant to such lender a mortgage, deed of trust, deed to secure debt or similar instrument encumbering the Home and the Lessee's Lease of the Home Site as security for such loan.

c. Other Transfers Prohibited. If the Lessee attempts to assign the Lease, to rent the Home, or allows the Home Site or the Home to be occupied by anyone other than the Lessee in violation of this Lease, the Lessor may collect rent and other charges due under this Lease from the assignee or occupant, and apply the net amount collected to the amount herein due, but no such collection shall be deemed to be a waiver of the condition herein against assignment or subletting, or as an acceptance of the assignee or occupant as a lawful resident of the Community or of the Home Site and in such case the Lessee shall remain liable to the Lessor under all provisions of this Lease.

15. REMOVAL OF HOME. Lessee may not remove the Home from the Home Site without prior written consent of the Lessor and must give written notice as required by the Colorado Statutes.

16. Right of First Refusal:

In consideration for Landlord's willingness to lease the Premises to you, if during the term of the Lease or any extension term you receive a bona fide offer to purchase your Manufactured Home, which you accept, or if it is your intent to enter into an agreement for the sale of the Manufactured Home, you shall give us written notice of the offer by providing us with a copy of the offer (which must include the purchase price and the terms of the sale), and the name, address and telephone number of the prospective purchaser ("**Notice**"). You agree to inform any prospective purchaser that we have a right of first refusal and that any sale to them is subject to our prior right. Upon receipt of the Notice, we shall have the option, in our sole discretion, to purchase the Manufactured Home upon the same terms and conditions as those contained in the offer. If we elect to purchase the Manufactured Home we must notify you of that decision in writing sent by regular U.S. mail, postage pre-paid, to you at the Premises or by personal delivery within five (5) business days of our receipt of the Notice. Our Notice to you shall be effective upon mailing or upon personal delivery. If we do not give you notice of our election to purchase the Manufactured Home within five (5) business days after we receive the Notice, you may proceed to sell the Manufactured Home upon the terms and conditions set forth in the Notice, and in strict compliance with the Lease and the Rules and Regulations of the Community. Nothing herein requires us to pay any brokerage, finders or other fees or costs related to the marketing and/or sale of the Manufactured Home. The right of first refusal continues to be effective and enforceable throughout the term of the Lease for every offer that is received and accepted by you during the term.

17. RETURN OF PREMISES. Lessee agrees to refrain from causing damage to the premises and to return same at the expiration or prior termination of the Lease in the same or better condition as when received, except reasonable and ordinary wear. Buried yard lines installed by Lessee become property of Lessor upon leaving the Community, and will not be removed from homesite or damaged when home is removed from premises. Lessee also agrees not to remove or attempt to remove the manufactured home from the leased premises until all sums have been paid hereunder, including damages for breach of this Lease. These sums shall be paid to Lessor in cash or certified funds. Such removal is expressly hereby made subject to Section 19 , Abandonment, below.

18. DEFAULT AND TERMINATION. Violation of any of the Covenants and the conditions herein contained shall, at the option of the Lessor, constitute a breach of this agreement, and in any such event, the Lessor may, after sufficient written notice as required under Colorado law, initiate proceedings to terminate the tenancy created hereunder and recapture possession of the mobile home lot described herein. Failure of the Lessor to exercise such option in any particular case shall not be construed as a waiver of its rights in any other case. Appointment of a receiver to take possession of Lessee's assets or Lessee's general assignment for benefit of creditors or Lessee's bankruptcy shall be breach of this agreement.

Lessee will also be in default (each, a "Default") and in breach of the provisions of this Lease if:

- a. Lessee's failure to pay Lessor any rent or other payments, including Additional Rent, due hereunder when the same becomes due shall constitute a default of the Lease Agreement if Lessee fails to make the payment within ten (10) days (cure period) after Lessor's service of a written Demand for Payment or Possession by Lessor to Lessee.

- b. The management of a mobile home park may terminate a tenancy for one or more of the following reasons:
- (a) Except in the case of a home owner who cures a noncompliance as described in section 38-12-202(3), failure of the home owner to comply with local ordinances and state laws and rules relating to mobile homes and mobile home lots;
 - (b) Repealed.
 - (c) Except in the case of a home owner who cures a noncompliance as described in section 38-12-202(3), failure of the home owner to comply with written rules and regulations of the mobile home park that are enforceable pursuant to section 38-12-214(1), are necessary to prevent material damage to real or personal property or to the health or safety of one or more individuals, and were:
 - (I) Established by the management in the rental agreement at the inception of the tenancy;
 - (II) Amended after the inception of the tenancy with the consent of the home owner; or
 - (III) Amended after the inception of the tenancy without the consent of the home owner after providing sixty days' prior written notice to the home owner.
 - (d)
 - (I) Condemnation or change of use of the mobile home park. When the owner of a mobile home park is formally notified by a notice of intent to acquire pursuant to section 38-1-121(1) or other similar provision of law, or a complaint in a condemnation action from an appropriate governmental agency that the mobile home park, or any portion thereof, is to be acquired by the governmental agency or may be the subject of a condemnation proceeding, the Lessor shall, within seventeen days, notify the home owners in writing of the terms of the notice of intent to acquire or complaint received by the Lessor.
 - (II) If a Lessor wants to change the use of a mobile home park, and the change of use has been approved by the local or state authority or does not require approval, and the change of use would result in the eviction of inhabited mobile homes, the Lessor shall give the owner of each mobile home that is subject to the eviction a written notice of the Lessor's intent to evict not less than twelve months before the change of use of the land, which notice must be mailed to each home owner.
 - (e) The making or causing to be made, with knowledge, of materially false or misleading statements on an application for tenancy;
 - (f) Conduct of the home owner or any lessee of the home owner or any guest, agent, invitee, or associate of the home owner or lessee of the home owner that:
 - (I) Occurs on the mobile home park premises and unreasonably endangers the life of the Lessor, any home owner or lessee of the mobile home park, any person living in the park, or any guest, agent, invitee, or associate of the home owner or lessee of the home owner;
 - (II) Occurs on the mobile home park premises and constitutes willful, wanton, or malicious damage to or destruction of property of the Lessor, any home owner or lessee of the mobile home park, any person living in the park, or any guest, agent, invitee, or associate of the home owner or lessee of the home owner;
 - (III) Occurs on the mobile home park premises, materially harms or threatens real or personal property or the health, safety, or welfare of one or more individuals or animals, including pet animals, as defined in section 35-80-102(10), and constitutes a felony prohibited under article 3, 4, 6, 7, 9, 10, 12, or 18 of title 18; or
 - (IV) Was the basis for an action that declared the mobile home or any of its contents a class 1 public nuisance under section 16-13-303.
- c. the Lessee abandons the Home of the Home Site; or
- d. any Lessee, with knowledge, give incorrect or false information in a rental application.

.Following a Default, the Lessor may exercise one or more of the following remedies:

A. Forcible Entry and Unlawful Detainer. Lessor may file an action for Forcible Entry and Unlawful Detainer against Lessee to recover possession of the Premises. In the event that Lessor obtains a Court-Ordered Writ of Restitution (a.k.a. Eviction Order), Lessee shall be provided not less than thirty (30) days from the entry of the Eviction Order, which may be extended to not more than sixty (60) days after the entry of judgment if the home owner has prepaid no later than thirty (30) days after the court ruling to the Lessor an amount equal to a pro rata share of rent for each day following the expiration of the initial thirty-day (30) period after

the date of the Eviction Order. As allowable by law, Lessee shall have at least forty-five (45) days from the entry of a judgment for possession to sell the home.

B. No Waiver. No action or omission of the Lessor or its agents or representative will be considered a waiver of any subsequent violation, default, or time or place of performance. Not enforcing or belatedly enforcing written - notice requirements, rental due dates, acceleration, liens, or other rights isn't a waiver under any circumstance. Except when notice or demand is required by statute, the Residents waive any notice and demand for performance from the Lessor in the event of any Default. Exercising one remedy won't constitute an election or waiver of other remedies. All remedies are cumulative, and the Lessor may exercise any remedy specified in this Section 18 or any other remedy available under applicable law.

19. ABANDONED PROPERTY. All Property found on the Home Site after you vacate shall be considered abandoned property and the Lessor may dispose of it as the Lessor sees fit without compensation to you. Lessor shall be held harmless from damage suffered by Lessee therefrom.

20. ATTORNEY'S FEES. In the event the Landlord files a legal action due to any violation of state law (such as non-payment of rent) or breach of the Lease or breach of Community Rules and Regulations, Landlord shall be entitled to collect, in addition to any other amounts due, its attorneys' fees and costs, as allowable by law. You agree to pay all legal expenses incurred by the Landlord in the eviction process (to collect rent and secure possession), to enforce the parties' Lease, or to enforce Community Rules and Regulations, even if the matter settles before trial in the event the landlord is determined to be the prevailing party or pursuant to written agreement. Provided that, if Resident is not at fault, no such attorneys' fees and costs will be assessed. Attorneys' fees and costs which are due, including the cost of service of legal process, shall be deemed Additional Rent, due and payable at the time Rent is due and payable, and if necessary, can be collected from Resident's security deposit.

21. LESSOR'S CUMULATIVE RIGHTS. No right or remedy herein conferred upon or reserved to Lessor is intended to be exclusive of any other right or remedy. Each and every right and remedy shall be cumulative and in addition to any other right and remedy given hereunder, now or hereinafter, existing at law or in equity or by statute.

22. SUBORDINATION. This Lease and the rights of the Lessees hereunder are at times subject and subordinate to the lien of any present or future mortgage, deed of trust, deed to secure debt or similar instrument, unless the holders of such instruments require in writing that this Lease be superior to such instruments. The Lessee will, within 10 days following demand, execute such further instruments or documents as the Lessor may reasonably request to evidence to subordination of the Lease as described in this Paragraph 22. Should the holder of any such instrument, or its successors or assigns, or any purchaser at a foreclosure sale or grantee under a deed in lieu thereof, acquire title to the Community or any interest therein, the liability of such holder or grantee shall be limited in accordance with the provisions of Paragraph 23, below, and in no event shall such holder be liable to the Lessee for (i) any default of the Lessor occurring prior to such person's acquisition of title to the Community, or any claims, liability or damages arising from such default, or (ii) any security deposit or any amounts paid more than one month in advance on account of Rent.

23. LIABILITY OF LESSOR. It is expressly understood and agreed that notwithstanding anything to the contrary contained in this Lease, the liability of the Lessor (including any successor to the Lessor) and any recourse by the Lessee or any other person against Lessor arising out of or in connection with this Lease shall be limited solely and exclusively to the interest of the Lessor in the Home Site and the Community, and neither Lessor nor its officers, directors, employees, agents, contractors or other representatives shall have any personal liability, and the Lessee hereby expressly waive and release such personal liability on behalf of themselves and any person claiming by, through or under any Lessee.

24. INJUNCTION AND MEDIATION. In addition to all other remedies provided in this Lease, Lessor shall be entitled to restrain by injunction the violation, or attempted or threatened violation, of any terms, covenants, conditions or provisions of this Lease. Upon enforcement of this Lease in a court of law, both Lessor and Lessee hereby waive their rights to a trial by jury. You agree that before you bring any claim or charge against us, the Landlord or the Community, or before you assert any counterclaim against us, the Landlord or the Community, that you will first try, in good faith, to settle your claim, charge or counterclaim by non-binding mediation in accordance with the rules of the American Arbitration Association, before resorting to litigation or other dispute resolution procedure. Your obligation to mediate shall not be a basis for the stay of any claim, counterclaim, action or proceeding of Landlord or the Community.

25. MISCELLANEOUS. Neither the Lessor nor any of its representatives have made any oral promises, representations or agreements. This Lease is the entire agreement between the Lessee and the Lessor. Lessor's representatives (including management personnel, employees and agents) have no authority to waive, and no authority to make promises, representations, or agreements that impose duties or other obligations on the Lessor or its representative unless in writing. No employee, agent, or management company is personally liable for any of the Lessor's contractual, statutory, or other obligations merely by virtue of acting on its behalf. This

Resident's Initial _____ Owner's Representative Initial _____

Lease binds subsequent owners of the Community and the Home. Neither an invalid clause nor the omission of initials invalidates this Lease. All notices and documents may be in English and, at the Lessor's option, in any language that the Lessee reads and speaks. All provisions regarding the Lessor's non-liability and non-duty apply to the Lessor's employees, agents, and managements companies. All Lease obligations must be performed in the country where the Community is located.

Payments of all sums is an independent covenant. Except as specifically provided in this Lease, all sums due Lessor hereunder, including rent and sums other than rent, are due upon demand. After the due date, the Lessor does not have to accept rent or other payments but may instead pursue other available legal remedies.

Notices to be provided herein to the Lessee shall be addressed to any one or more of the Residents at the Home and may be provided by: (i) regular mail; (ii) certified mail, return receipt requested, (iii) by a nationally recognized overnight courier service (iv) personal delivery (which, if to the Lessee, will include personal delivery at the Home to any occupant over 16-years old); or (v) affixing the notice to the main entry door of the Home. Notices to the Lessor shall be delivered and addressed to: Attention: Controller, 62650 LaSalle Road, Montrose, CO 81401. Notices shall be provided by (i) regular mail; (ii) certified mail, return receipt requested, or (iii) by a nationally recognized overnight courier service. Notices will be deemed delivered five (5) days following presentation to the U.S. Postal Service, postage prepaid, for certified mail, return receipt requested, one (1) business day following presentation to a nationally recognized overnight courier service or posting on the Home, or otherwise when actually received by the addressee. The Lessor may change its address for notice by providing proper notice to the Lessee in accordance with the notice requirements set forth in this paragraph. The Community owner's managing member's name, business address, and telephone number is Matt Miles, PO BOX 239, Montrose, CO 81402, 970-249-3398 Any appeals of Resident Manager's decisions can be sent to Robyn Cox, 62650 LaSalle Road, Montrose, CO 81401. except that no such appeal shall stay or preclude the exercise of any of Landlord's rights hereunder or under the Rules and Regulations of the Community. The Community's 24-hour emergency number is (970) 209-5081.

In the event the Community is proceeding through a planned sale, closure, or change of use, Lessee will receive the appropriate notice as provided by C.R.S. § 38-12-203.5 and C.R.S. § 38-12-217. Such notice will be issued with the appropriate time period for notice pursuant to applicable law and will provide at least 60 days' prior notice before sale or closure.

26. AMENDMENTS. The terms of this Lease Agreement may be amended by Lessor upon thirty (30) days prior written notice.

27. COPIES AND ATTACHMENTS. This Lease may be executed in multiple copies - one or more for Lessor and one or more for the Lessee. The items checked below are attached to and incorporated into this Lease, and are binding even if not separately initialed or signed.

- RV Storage Addendum dated _____
- Pet Registration Addendum dated _____
- Other: _____ dated _____

You are legally bound by this document. Please read it carefully. You are entitled a copy of this Lease after it is fully signed.

Lessee(s) (all sign below)

Owner or Owner's Representatives (signing on behalf of owner)

By: _____

Title: _____
Address: 62650 LaSalle Road, Montrose CO 81401
Attn: Community Manager
Telephone: (970) 209-5081

Resident's Initial _____ *Owner's Representative Initial* _____

REVISED: 05-05-2023 (Goldberg)