



Willow Tree RV Park, LLC

Lease Agreement

Address: 10315 US 221 N, Marion, NC 28752

This Lease Agreement ("Agreement") is made and entered into on this ____ day of _____ (month), _____ (year), and between Willow Tree RV Park, LLC ("Landlord") and _____ ("Tenant").

Additional Tenant or individuals that will be staying with you on site _____

Email address: _____

1. Lease Term: The term of this lease shall be:

☐ Month-to-month

☐ 6-Month

2. Rent: The monthly lot rent for the RV park is \$900. For lease terms of Six (6) months, the first and last month's rent is required upon signing this Agreement. Rent shall be paid in advance on or before the first day of each payment period.

3. Utilities and Services:

- Water, trash facilities, and sewer hookup are included in the rent.
- Electricity is metered and payable by the tenant in addition to the rent.
- Wireless internet will be available for a fee.

4. Maintenance and Repairs: The Landlord is responsible for maintenance and repairs of the RV park, the physical lot, and any common areas.

5. Rules and Regulations: In addition to this Agreement, the Tenant must sign and adhere to the rules and regulations document provided by the Landlord. This agreement will be provided separately.



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6. Late Fees: A late fee of 5% of the monthly rent will be applied if the rent payment is overdue by more than 5 days.

7. Termination Clause: Outstanding lease amounts must be paid to terminate lease agreement. For lease terms of six (6) months or greater, a 30-day notice is required for early termination.

8. Renewal Options: Renewal of the 6-month lease agreement must be mutually agreed upon by the Tenant and Landlord, and new signed documents must be executed.

9. Contact Person in Event of Emergency: In case of emergency, contact:

_____ (name)

_____ (phone number)

_____ (relationship)

10. Tenant's Obligations: The Tenant shall:

- Use the premises for residential/RV purposes only and in a manner that does not disturb other tenants.
- Not use the premises for any unlawful purposes or occupy them in a way that constitutes a nuisance.
- Keep the premises, including all hookups in a clean and safe condition.
- Dispose of all ashes, rubbish, garbage, and other waste in the provided centrally located trash containers.
- Use all electrical, plumbing, sanitary, heating, ventilating, air conditioning, and other facilities in a manner consistent with their intended use.

11. Landlord's Obligations: The Landlord shall:

- Comply with applicable building, permitting and housing codes as established by federal, state, and local laws.
- Make all necessary repairs to keep the premises in a fit and habitable condition.



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- Keep all common areas used in conjunction with the premises in a clean and safe condition.

12. Tenant's Breach: It shall constitute a breach of this Agreement if the Tenant fails to pay rent or perform any other obligation. The Landlord may terminate the lease or the Tenant's right of possession.

13. Tenant's Duties Upon Termination: Upon termination, the Tenant shall pay all utility bills, vacate the premises, and clean the lot prior to departure.

14. Assignment: The Tenant shall not assign this lease or sublet the premises in whole or part.

15. Waiver: No waiver of any breach of any obligation or promise contained herein shall be regarded as a waiver of any future breach of the same or any other obligation or promise.

16. Joint and Several Liability: If there are multiple persons listed as Tenant, their obligations under this Agreement shall be joint and several.

17. Entire Agreement: This Agreement contains the entire agreement of the parties and there are no representations, inducements, or other provisions other than those expressed in writing. All changes, additions, or deletions hereto must be in writing and signed by all parties.

Signatures:

Tenant(s)

Landlord, representative of Willow Tree RV Park, LLC