

# FIVE SKIES MOBILE HOME PARK LOT - LEASE AGREEMENT

This Mobile Home Lot Lease Agreement ("Lease") is entered by and between Five Skies LLC ("Park Owner") and [REDACTED] ("Tenant") on \_\_\_\_\_, 2016. Park Owner and Tenant may collectively be referred to as the "Parties."

The Parties agree as follows:

**Copy signed by Five Skies LLC NEVER RECEIVED**

**PREMISES:** Park Owner hereby leases to Tenant the, LOT and Trailer known as unit number 6, (the "Lot") at the Five Skies Mobile Home Park (the "Mobile Home Park"), located at 9551 State Highway 13 South, Wisconsin Rapids, in the state of Wisconsin, for the following mobile home (the "Mobile Home") owned by, the Park Owner.

## LEASE TERM:

**WI 704.44 - a residential rental agreement is void and unenforceable if it does any of the following: (8) Waives any statutory or other legal obligation on the part of the landlord to deliver the premises in a fit or habitable condition or to maintain the premises during the tenant's tenancy. THIS CLAUSE IS VOID**

The lease term lease will start on May 1, 2016 and will continue for a period of one (1) year to expire on April 29, 2017. The Lease shall then continue as a Month-to-Month Lease until such time as either the Tenant or Park Owner provides notice to the other party of their intent to terminate the lease. Such notice must be given at least 28 days before the termination of the lease or the intended vacancy date.

**LEASE PAYMENTS:** Tenant agrees to pay to Park Owner as rent for the Premises at the reduced amount of **\$400.00** ("Rent") each month in advance, on 1<sup>st</sup> day of the month **until the water lines are replaced in the unit which is anticipated to be completed in May 2016. The month following the replacement of the water lines, the monthly rent shall increase to \$450.00 each month.** All other provisions remain unchanged at that time. The Payments shall be made by cashier's check or money order, payable to Five Skies LLC to be placed in the mail drop box next to the front door of the main complex building (#15) located at the Mobile Park, or mailed to Park Owner at: Five Skies LLC, 9551 State Highway 13 South, BOX 15, Wisconsin Rapids, WI 54494. Rent payments can also be made by Debit or Credit Card with a \$15.00 convenience fee. If you will not be able to mail the rent payment, you must contact Delbert Kedrowski, the Property Manager by telephone at 715-570-8306 to make other arrangements. If the Tenant desires occupancy prior to the beginning of the lease term and the unit is available, a prorated rent for the early occupancy period must be paid. The prorated rent for Unit 6 shall be \$15.00/day.

**OCCUPANCY:** Tenant will be eligible to take occupancy of the home (Unit 6) upon completion of an acceptable background check and payment of the first month's rent and full security deposit. Unacceptable findings may include previous evictions.

**LATE CHARGES:** If any amounts due under this Lease are more than 5 days late, Tenant agrees to pay a late fee of \$5.00 per day, retroactive to the due date.

**INSUFFICIENT FUNDS:** Tenant agrees to pay the charge of \$35.00 plus any bank charges for any payment provided by Tenant to Park Owner that does not clear, has been stopped or cancelled for any reason.

**SECURITY DEPOSIT:** Tenant shall deposit with Park Owner, to be held in a non-interest bearing account, a security deposit of \$600.00 as security for the performance by Tenant of the terms under this Lease and for any damages that may be caused by Tenant, Tenant's family, agents and/or visitors to the Premises during the Lease Term (the "Deposit"). A separate deposit of \$100.00 per pet, if any, shall be required. Park Owner may use part or all of the Deposit to repair any damage to the Premises caused by