

CAMPBELL MOBILE LANE LEASE
9698 CAMPBELL ROAD
SAUQUOIT, NEW YORK 13456
FOR THE YEAR 2025

1. This Lease Agreement ("Lease") is entered by and between Ampere, LLC ("Landlord") and [REDACTED] ("Tenant") on January 1, 2025. Landlord and Tenant may collectively be referred to as the "Parties". This Lease creates joint and several liability in the case of multiple tenants. This Lease is a lease agreement for the space in which a mobile home may be located.

2. WITNESSETH:

That in consideration of the mutual agreements herein contained, Landlord and Tenant hereby agree and covenant to and with each other as follows:

Leased Premises. Landlord leases to Tenant, and Tenant rents from Landlord, the space allocated for a mobile home located at: 9698 Campbell Road, Sauquoit NY 13456 Space Number [REDACTED].

3. Original Term. This Lease shall commence on January 1, 2025, and unless sooner terminated pursuant to law or pursuant to any of the terms hereof, shall expire on December 31, 2025 (the "Lease Term") a period of 12 months.
4. Renewal Term. So long as Tenant is not in default of this Lease, Tenant shall have the right, exercisable as hereinafter provided, to extend the term of this Lease for one successive period of 12 months (the "Renewal Term") upon the same covenants, terms and conditions as those provided in the Lease for the Lease Term. The Lease will automatically renew if the tenant is not in default or does not inform the landlord of the intention to terminate the lease. If either party desires to terminate the lease, notice of 30 days before termination must be given in writing.
5. Use of Premises. Tenant shall use the Premises as a residence only, and for no other purpose. The Premises shall not be used to carry on any type of business or trade, unless Tenant has received the prior written consent of the Landlord. Tenant will comply with all laws, rules, ordinances, statutes and orders regarding the use of the Premises.
6. Inspection of Premises if a rental unit. Tenant or Tenant's agent has inspected the Premises and the Improvements and grounds and acknowledges that: (i) the Premises are in good and acceptable condition and are habitable; and (ii) the Improvements are in good and acceptable condition. If, in Tenant's opinion, the condition of the Premises or the Improvements has changed at any time during the Lease Term, Tenant shall promptly provide reasonable notice to Landlord.

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7. Occupants of Premises. Tenant agrees that no more than 2 persons per bedroom may reside on the Premises, unless Tenant has received the prior written consent of the Landlord.
8. Rent. Tenant shall pay to Landlord during the Lease Term as rent for the Premises and Improvements the amount of \$ [REDACTED] ("Rent") each month in advance on the first day of each month. If the Lease Term does not start on the first day of the month or end on the last day of a month, the Rent for the relevant month will be prorated accordingly.
9. **Manner of Payment. The Rent, and all other sums payable by Tenant to Landlord under this Lease, shall be payable in lawful money of the United States of America and shall be paid to Landlord, c/o of Ampere, LLC Box 238 Rye, NY 10580 or at any other address designated by Landlord.**
10. Late Fees. If any amounts due under the Lease are more than 10 days late, Tenant agrees to pay a late fee of 3%.
11. Insufficient Funds. Tenant agrees to pay the charge of \$30.00 for each check provided by Tenant to Landlord that is returned to Landlord for lack of sufficient funds.
12. Security Deposit. On execution of this Lease, Tenant shall deposit with Landlord, in trust, a security deposit of \$0 as security for the performance of Tenant's obligations under this Lease less any deposits paid prior to the execution of this Lease and conveyed to the Landlord. Landlord may (but shall have no obligation to) use the Deposit or any part thereof to cure any breach or default of Tenant under this Lease, or to compensate Landlord for any damage it incurs because of Tenant's failure to perform any of Tenant's obligations hereunder. Landlord is not limited to the Deposit to recoup damage costs, and Tenant remains liable for any balance. Tenant shall not apply or deduct any portion of the Deposit from any month's rent, including the last month of the rental term.
Tenant shall not use or apply the Deposit in lieu of payment of Rent. If Tenant breaches any terms or conditions of this Lease, Tenant shall forfeit the Deposit, as permitted by law.
13. Return of Deposit. If Tenant shall fully and faithfully comply with all the terms, provisions, covenants and conditions of this Lease, the Deposit shall be returned to Tenant no later than 10 days after the date fixed as the end of the Lease.
14. Event of Default. If Tenant defaults in fulfilling any of the covenants of this Lease, Tenant shall be in default of this Lease. Then, in any one or more of such events, subject to any statute, ordinance or law to the contrary, and

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upon Landlord serving a written ten (10) days' notice upon Tenant specifying the nature of said default and upon the expiration of said ten (10) days, if Tenant does not cure a default of which he has been notified, or if the default cannot be completely cured or remedied in ten days, Landlord may at Landlord's option: (i) cure such default and add the cost of such cure to Tenant's financial obligations under the Lease; or (ii) declare Tenant in default and terminate the Lease.

15. Personal Belongings. If the tenant moves, abandons the residence, is evicted or otherwise ceases to reside at the leased space or residence, Landlord will hold the personal property of the tenant and the personal property of any other party residing therein for a period of 24 hours before being authorized to dispose of said personal property.
16. Quiet Enjoyment. Landlord covenants and agrees with Tenant that upon Tenant paying Rent, and observing and performing all of the terms, covenants and conditions on Tenant's part to be observed and performed under this Lease, Tenant may peaceably and quietly enjoy the Premises, subject nonetheless to the terms and conditions of this Lease.
17. Assignment. Tenant expressly covenants that it shall NOT assign or sublease any interest in this Lease without prior written consent of the Landlord. Landlord may withhold consent if it believes that an assignee or sublessee cannot fulfill the obligations of Tenant hereunder, including the financial obligation to pay Rent. Any assignment or sublease without Landlords' written prior consent shall, at Landlord's option, terminate this Lease. No permitted assignment or subletting shall be deemed a waiver of the provisions of this Lease, or a release of Tenant from further performance by Tenant of covenants on the part of the Tenant in this Lease.
18. Utilities and Services. Unless Tenant is advised otherwise, Tenant will be responsible for all utilities except water/sewer and trash services required on the Premises. Landlord reserves the right to pass the cost for these items through to Tenant upon 90 days' written notice.
19. Pets. Tenant is not permitted to keep any dogs on the Premises over 40 pounds or of certain breeds including rottweilers, Doberman pincers, pit bulls or other breeds an A rated insurance company deems uninsurable, without the prior written consent of park ownership. Resident is required to provide proof of homeowners insurance to park owner.
20. Dangerous Materials. Tenant shall not keep or have on or around the Premises any item of a dangerous, flammable or explosive nature that might unreasonably increase the risk of fire or explosion on or around the Premises or that might be considered hazardous by any

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responsible insurance company. However, Tenants may store up to 5 gallons of gasoline for personal property maintenance.

21. Alterations and Improvements. Tenant agrees not to make any improvements or alterations to the Premises, whether owned by the Tenant or the Landlord, without the prior written consent of Landlord. If any alterations, improvements or changes are made to or built on or around the Premises, except for fixtures and personal property that can be removed without damage to the Premises, they shall become the property of Landlord and shall remain at the expiration of the Lease, unless otherwise agreed in writing.
22. Maintenance and Repair. Tenant will, at Tenant's sole expense, keep and maintain the Premises in good, clean and sanitary condition and repair during the term of this Lease and any renewal thereof.
23. Damage to Premises. In the event the Premises, whether owned by the Tenant or by the Landlord, are destroyed or rendered wholly uninhabitable by fire, storm, earthquake or other casualty not caused by the negligence of Tenant, this Lease shall terminate from such time except for the purpose of enforcing rights that may have then accrued hereunder. The Rent provided for herein shall then be accounted for by and between Landlord and Tenant up to the time of such injury or destruction of the Premises, Tenant paying Rent up to such date and Landlord refunding Rent collected beyond such date
24. Construction and Severability. If any of the provisions of this Lease, or the application thereof to any person or circumstances, shall, to any extent, be held invalid or unenforceable for any reason, the remainder of this Lease, or the application of such provision or provisions to persons or circumstances other than those as to whom or which it is held invalid or unenforceable shall not be affected thereby, and every provision of this lease shall be valid and enforceable to the fullest extent permitted by law. If any provision of this Lease is deemed invalid or unenforceable by any court of competent jurisdiction, and if limiting such provision would make the provision valid, then such provision shall be deemed to be construed as so limited.
25. Governing Law. This Lease shall be governed in all respects by, and construed in accordance, with the laws of the State of New York.
26. Binding Effect. The covenants and conditions contained in the Lease shall apply to and bind the Parties and their heirs and legal representatives, successors and permitted assigns of the Parties.
27. Entire Agreement. This Lease contains all the understandings relating to the leasing of the

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Premises and Landlord's obligations in connection therewith and neither the Landlord nor any agent or representative of the Landlord has made or is making, and the Tenant in executing and delivering this Lease is not relying upon, any warranties, representations, promises or statements whatsoever, except to the extent expressly set forth in this Lease.

28. No Waiver. The failure of either party to insist in any instance upon the strict keeping, observance or performance of any provision of this Lease or to exercise any election in this Lease shall not be construed as a waiver
relinquishment for the future of such provision, but the same shall continue and remain in full.
29. Cumulative Rights. Landlord's and Tenant's rights under this Lease are cumulative and shall not be construed as exclusive of each other unless otherwise required by law.
30. Notice. Any notice required or otherwise given pursuant to this Lease shall be in writing and mailed certified, postage prepaid or delivered by overnight delivery service. Either party may change such addresses from time to time providing notice as set forth above.
31. Headings. The headings of the sections of this Lease are for convenience only and are not to be considered construing said sections.
32. Holdover. If the Tenant holds-over in the Premises after the expiration or termination of this Lease without consent of the Landlord, the Tenant shall pay as hold-over rental the same monthly rental rate unless Landlord provided notice of an increased rental rate; provided, however, that nothing in the foregoing provisions of this paragraph shall be construed to limit or preclude any other rights or remedies available to the Landlord at law or in equity by reason of such holding-over by the Tenant, including, without limitation, the recovery by the Landlord against the Tenant of any sums or damages to which, in addition to the damages specified above, the Landlord may lawfully be entitled. A month- to-month tenancy shall be created by the payment of this hold-over rental, subject to the same terms and conditions of this Lease and shall be terminable on thirty (30) days' notice by either party, or otherwise required by law.
33. Indemnification. To the extent permitted by law, Tenant will indemnify and hold Landlord and Landlord's property, including Premises owned by the Landlord, free and harmless from any and all liability for loss, claims, injury to or death of any person, including Tenant, or for damage to property arising from Tenant's use and occupation of the Premises, or from the acts or omissions of any person or persons, including Tenant, in or about the Premises with Tenant's express or implied consent, except Landlord's act or negligence.
34. Legal Fees. In the event of any legal action by the parties arising out of this Lease, the losing party shall pay the prevailing party's reasonable attorney's fees and costs in addition, to all

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other awarded relief.

35. Display of Signs. Landlord or Landlord's agent may display "For Sale," "For Rent," "Vacancy" or similar signs on or about the Premises and enter to show the Premises to prospective tenants during the last thirty (30) days of this Lease. Tenant agrees that no signs shall be placed on the Premises without the prior written consent of Landlord and sign shall not be larger than 2'x3'. No other signs or banners of a political nature may be displayed.
36. Noise. Tenant shall not cause or allow any unreasonably loud noise or activity in the Premises, whether owned by the Tenant or by the Landlord, that might disturb the rights, comforts and conveniences of other persons.
37. Parking. Tenant shall be entitled to use the lot driveway/parking area as parking space(s) for the parking of motor vehicle(s). The parking space will be used exclusively for the parking of passenger vehicles and is not to be used for painting or servicing of vehicles. Tenant's vehicle will occupy the parking space entirely at the risk of Tenant. If Tenant shall dispose of his vehicle or not require parking accommodation for any other reason, Tenant shall not assign or sublet the parking space unless expressly granted prior permission by Landlord.
38. Rules and Regulations. Tenant agrees to abide by any Community rules and regulations, pertaining to the mobile park community and any amendments thereto. Tenant agrees that Landlord has the right to amend its rules and regulations at any time if Landlord gives Tenant at least 30 days prior notice of such modifications. Any breach by Tenant of the rules and regulations shall be deemed a breach of this Lease.
39. Manager Contact Information. Manager represents that it has the full power and authority to negotiate and execute this Lease on behalf of Landlord and Tenant may rely upon such authority. The name, address and telephone number of the manager is Ampere, LLC:
Box 238
Rye, NY 10580
310-403-1873

IN WITNESS WHEREOF, the parties have caused this Lease to be executed the day and year first above written.

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LANDLORD:

Ampere, LLC
A New York Limited Liability Company



Adam Petriella as Manager for Ampere, LLC

ALL ADULT OCCUPANTS MUST PRINT AND SIGN NAME

TENANT #1:

_____	_____	_____
Name Print	SIGNATURE	Social Security #

TENANT#2:

_____	_____	_____
Name	SIGNATURE	Social Security #

TENANT#3:

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_____	_____	_____
Name	SIGNATURE	Social Security #

TENANT#4:

_____	_____	_____
Name	SIGNATURE	Social Security

