



MANUFACTURED HOME COMMUNITY LEASE AGREEMENT

1. General Information:

A. Date of Lease (MM/DD/YY)	B. Term of Lease		C. Possession Date (MM/DD/YY) ("Possession Date")			
«Date_of_Lease_MMDDYY»	Beginning (MM/DD/YY) ("Start Date")		Ending (MM/DD/YY) ("End Date")			
	«Beginning_Date_MMDDYY»		«Ending_Date_MMDDYY»			
D. Lessor Name ("Lessor") and Park Name ("Park")	Lessor		Park			
	Buddy's Mobile Home Management, Inc.		«Community»			
E. Lessee Name(s) (Collectively, "Lessee")	«Lessee_Names»					
F. Lot Leased ("Lot")	«Lot_Address», Springfield, Illinois					
G. Legal Occupants Name(s) (ALL Occupants Including Lessee)	1) «Lessee_Names»; 2) «Legal_Occupant_2»; 3) «Legal_Occupant_3»; 4) «Legal_Occupant_4»; 5) «Legal_Occupant_5»; 6) «Legal_Occupant_6»					
H. Rent Concession Memorandum	Concession Granted: Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> ("Rent Concession"). If Rent Concession Granted, the terms are as follows: «Terms_Rent_Concession» CONCESSION GRANTED					
I. Security Deposit	\$«Security_Deposit» which is due before Lessee may take possession of a Lot and/or Manufactured Home under this Lease.					
J. Rent Amount:	\$ «Monthly_Rent» to be paid per or every: (Check Only One): (Rent payable by "Month" if none checked) 1. Month <input checked="" type="checkbox"/> 2. Week <input type="checkbox"/> 3. Every Other Week <input type="checkbox"/> 3. Other <input type="checkbox"/> (specify): _____					
K. Rent Proration	In the event a first rent payment is to be made monthly and is made on a date other than the regular due date set forth above, then such rent payment for said partial month shall be prorated in the amount of \$ «Prorated_Rent» which is due before Lessee may take possession of a Lot and/or Manufactured Home under this Lease.					
L. Installment Payment Due:	First Rent Payment is (MM/DD/YY) «Beginning_Date_MMDDYY» and each rent installment thereafter is due on the first (1 st) day of each and every month, week, etc. as checked in Section 1(J) above.					
M. Pre-Set Rent Increase:	In the event term of Lease is 24 months, preset rent increase commencing in 13 th month is: ten percent (10%) for the monthly rent over the then present monthly rent payment due, or any lesser amount as Lessor may agree to by proving Lessee notice in writing and ten percent (10%) every 13 th month thereafter or any lesser amount as Lessor may agree to by proving Lessee notice in writing.					
N. Manufactured Home Lease/Option:	Said lot rental includes a manufactured home (:Manufactured Home"): (Check Only One) Yes: <input type="checkbox"/> No: <input type="checkbox"/> Note: If "yes", no smoking is allowed inside the Manufactured Home at any time.					
O. Payment Breakdown:	The total rent payment of «Monthly_Rent» is broken down as follows:					
	Item	Charge				
	Ground or lot rent	\$«Rent_for_Lot»				
	Setup Charge	\$«Setup_Charge»				
	Other Charge	\$«Other_Charge»				
Utility Charge(s)	Notwithstanding anything to the contrary, in the event water utilities are separately metered for the Lot (presently or at any time in the future) the Lessee shall be responsible for (and pay) all charges for such water utilities as set forth in any bill from Lessor (or Lessor's certified water utility operator) to Lessee.					
P. Statement of Services/Facilities Provided by Lessor:	<input checked="" type="checkbox"/> Snow Removal (Main roadway only) <input checked="" type="checkbox"/> Garbage Service on <input type="checkbox"/> Water/Sewer (Subject to Section 1(O), above)					
Q. Custodian and Designated Office:	Custodian Name	Designated Office	Telephone Number			
	Terry Shulte	3351 Terminal Avenue, #7, Springfield, Illinois 62707	(217) 679-2254			
R. Owner's Designated Agent:	Designated Agent Name		Designated Agent Address			
	Terry Shulte		3351 Terminal Avenue, #7, Springfield, Illinois 62707			
S. Manufactured Home Information: (If Not Owned By Lessor)	Year	Make	Model	Vehicle Identification Number	State	
	«Home_Year»	«Home_Make»	«Home_Model»	«Home_VIN»	«Home_State»	
	NOTICE: Before the Lessee may move any Manufactured Home not owned by the Lessor into the Park the Lessee must furnish a copy of the title to such Manufactured Home to the Lessor as well as the following current information if different from title:					
	Owner Name		Address		Telephone Number	
	«Home_Owner»		«Home_Title_Address»		«Home_Owner_Telephone»	
	Lien Holder Name		Address		Telephone Number	
	«Lien_Holder»		«Lien_Holder_Address»		«Lien_Holder_Telephone»	
T. Park Owner Disclosures:	(1) Rent charged for the mobile home or lot in the past 5 years:		«Rent_Charged_Past_Five_Years»			

	(2) Park owner's responsibilities with respect to mobile home or lot:	See Section 9 of this Lease
	(3) Information regarding any fees imposed in addition to the base rent:	See Section 1(O) of this Lease
	(4) Information regarding late payments:	See Section 4(A) of this Lease
	(5) Information regarding any privilege tax that is applicable:	No "privilege" tax is applicable to this Lease
	(6) Information regarding security deposits, including the right to the return of security deposits and interest	See Section 6 of this Lease
	(7) Information on a 3-year rent increase projection which includes the 2 years of the lease and the year immediately following:	Rent to be increased by at least 3 ten percent (10%) for the monthly rent over the then present monthly rent payment due, or any lesser amount as Lessor may agree to by proving Lessee notice in writing.
	(8) Identification of the lot area for which the Lessee will be responsible	The area is the Lot as identified in Section 1(F), above.
U. Other Terms: The following are additional terms which in the event of any conflict with any other term of this Lease, shall control	<p>Notwithstanding anything in this Lease to the contrary, there shall be added a processing charge of Ten and No/100 Dollars for each installment payment to Lessor beyond two (2) in any month.</p> <p>Lessee shall be given one (1) copy of this Lease at signing. Thereafter, copy charges for an extra copy of this Lease or any other documents shall be One and No/100 Dollars (\$1.00) per page which shall be due and payable at time of delivery.</p> <p>All payments shall be made payable to the order of, "«Community»".</p> <p>\$25 charge to unlock any unit owned by Lessor during regular business hours Monday thru Friday 8:00 am to 5:00 pm. \$35 charge to unlock unit at any time other than regular business hours listed above. Payment due at the time the unit is unlocked. Units will only be unlocked for Legal Occupants listed above in Section 1(G).</p> <p>«Other_Special_Terms»</p>	

2. Application and Possession:

A. Lessee shall not have any right to initial possession of the Lot (and if applicable, Manufactured Home) until Lessee has paid Lessor all initial amounts due and owing to Lessor, including but not limited to the prorated rent as set forth in Section 1(K) and the Security Deposit in the amount set forth in Section 1(I) of this Lease.

B. All representations and promises made by Lessee within the Lease Application for this Lease and the Lease are made a part of this Lease. Lessee certifies that the information given by Lessee in the Lease Application is true and correct, and if such information is false, Lessor may terminate this Lease upon Lessor's discovery thereof by giving Lessee 10 days prior written notice, which shall be Lessor's remedy in addition to any action for any past due rent and damage to the Lot (and if applicable, Manufactured Home). This Lease supersedes any previous agreements between the parties and between the Lessee and any other party for the lease of the Lot (and if applicable, Manufactured Home). At all times during the term of this Lease or any renewal or extension thereof, Lessee shall have a duty to supplement the information provided by Lessee in the Lease Application by immediately notifying the Custodian at the telephone number set forth in Section 1(Q) of any change in the information, including but not limited to changes in telephone numbers or motor vehicles.

C. If a Manufactured Home is not owned by the Lessor: 1) the Lessee must use a licensed/certified and insured professional to bring and/or site and/or break down and/or remove any such manufactured home; 2) all bringing, placing breaking down and/or removing of any such manufactured home shall be under the supervision of the Lessor and the Lessor may assess a reasonable fee not to exceed \$35.00 per hour for these services; 3) such manufactured home may not remain in the Park if it is not occupied by the Lessee without the Lessor's written permission or as is otherwise provided for in this Lease; 4) a copy of the title to any manufactured home not owned by the Lessor that is or is to be harbored on the Lot must be filed at the park office described in Section 1(Q) before Lessee's placement of the Manufactured Home onto the Lot or upon such other date as Lessor may give Lessee and 5) all past due rent and/or any other charges due Lessor under this Lease and/or any tax chargeable and/or assessed against the manufactured home must be paid prior to becoming delinquent or prior to moving such manufactured home out of the Park.

D. Lessee agrees that no representations, warranties, (expressed or implied) or covenants with respect to the condition, maintenance or improvements regarding the Lot (and if applicable, Manufactured Home), the Park or other areas have been made to the Lessee except those contained in this Lease, the Lease Application or otherwise in writing signed by Lessor. If a Manufactured Home is provided under this Lease: 1) the Lessee acknowledges that Lessee has inspected the Manufactured Home prior to taking possession of the Manufactured Home and is satisfied with the physical condition thereof; 2) the Lessee has found no evidence of mold and other conditions or environmental hazards that may pose any hazard to the Lessee's property or a risk to the Lessee's health or safety; 3) the Lessee acknowledges that the Lessor has no obligation or duty to Lessee or Lessee's occupants, guests, invitees or visitors to protect against exposure to mold or other naturally occurring environmental phenomena.; 4) the Lessee acknowledges the fact that mold and mildew is present almost everywhere in indoor and outdoor environments. (NYCDOH, January, 2002) and that mold growth requires moisture, appropriate temperature and PH level and a nutrient source to grow and that controlling indoor moisture is the best way to prevent mold growth; 5) The Lessee shall be solely responsible to take reasonable measures to control the growth of mold within the Manufactured Home during the term of this Lease, including but not limited to the controlling indoor moisture levels and maintaining sanitary housekeeping measures; 6) the Lessee shall have the duty to periodically inspect the Manufactured Home for any evidence of water intrusion, leaks, or mold conditions and the Lessee agrees to promptly report any water intrusions, leaks, mold and other conditions that pose a hazard to the property or a risk to the Lessee's health or safety within 24 hours of discovery of any such evidence; 7) the Lessee waives right to jury trial for any dispute against Lessor relating to this Lease or the Manufactured Home and; 8) Lessee agrees that Lessor's liability shall be limited to the amount of any applicable insurance maintained by Lessor.

E. The Lease shall terminate if Lessor fails to deliver possession to the Lessee within 15 days of the date of the 'Possession Date' set forth in Section 1(C) or other agreed date of possession, and if the Lease is terminated pursuant to the provisions under this Section, the Lessor shall refund all prepaid/rent and security, which Lessee agrees shall be Lessee's only remedy.

F. Any manufactured home or other habitation harbored on the Lot that is not owned by the Lessor is personal property and if same becomes unoccupied by the Lessee or any other legal occupant (whether by eviction, abandonment, sale or transfer not in compliance with the provisions of this Lease, or otherwise) without the payment of rent, such circumstances shall make out a case for recovery by Lessor (in either or express or implied contract) for the Lessor's charges for storage of such personal property. In such event, Lessor's continued harboring of any such manufactured home, modular home or other habitation on the Lot without rent being paid shall be deemed a knowingly accepted valuable storage service to the Lessee and any third party with a chattel mortgage or other security interest or any other interest in the manufactured home, modular home or other habitation and shall create a legal implication of a promise to pay reasonable compensation for such valuable services, such receipt of benefits by the Lessee or third party being inequitable for them to retain without payment. The amount of the monthly payment for the storage services shall be the amount of the monthly rent set forth in Section 1(J) above, plus an additional ten percent (10%). In the event of the sale of abandoned or repossessed property, the Lessor shall, after payment of all outstanding rent, fees, costs, and expenses to the community, pay any remaining balance to the title holder of the abandoned or

repossessed property. If the Lessee or title holder of the abandoned or repossessed property cannot be found through a diligent inquiry after 90 days, then the funds shall be forfeited to Lessor. As used in this Section, "diligent inquiry" means sending a notice by certified mail to the last known address.

3. Term Of The Lease: This Lease shall automatically be renewed at the End Date of the Lease as set forth in Section 1(B), unless: 1) the Lessee notifies the Lessor 30 days prior to the expiration of the Lease that the Lessee does not intend to renew the Lease; or 2) the Lessor notifies the Lessee 30 days prior to the expiration of the Lease that the Lease will not be renewed and specify in writing the reasons, such as violations of Park rules, health and safety codes or irregular or non-payment of rent; or (c) the Lessor elects to cease the operation of either all or a portion of the Manufactured Home Park. All notices described in this Subsection and in this Lease shall be by Certified U.S. Mail or personal service. Certified mail shall be deemed to be effective upon the date of mailing.

4. Rent:

A. Lessee shall pay all rent, additional rent or other charges due from Lessee to Lessor as set forth in Section 1(J) or otherwise at the address listed for Lessor as set forth in Section 1(Q) (or such other address as Lessor may designate in writing) on or before the day as set forth above in Section 1(L) unless as is otherwise provided for in this Lease. The time of each and every payment of rent, additional rent or other charges due from Lessee is of the essence of this Lease and any rent paid after the due date set forth in Section 1(L) of this Lease shall be subject to a \$50.00 late fee and may also at that same time result in being served with a statutory notice for rent as provided in the Illinois Forcible Entry Detainer Statute. No oral excuses for past due rent, additional rent or other charges due from Lessee to Lessor will be accepted and will not in any event waive the service of a statutory rent demand. Rent, additional rent or other charges due from Lessee to Lessor mailed in shall be considered paid on the date of receipt. All payments made by Lessee shall be first applied to past due rent, NSF fees, late fees, and damages and thereafter are applied to current rent. The issuance of any check by Lessee that is returned by Lessee's bank as not honored for payment for any reason shall incur an additional charge of Thirty-Five and No/100 Dollars (\$35.00) or the charge incurred by Lessor as a result of such dishonor, whichever is greater. All past due rent, fees and charges created by such dishonored check shall be immediately due and payable in certified funds (e.g., cashier check or money order). In the event of any dishonored check of Lessee, Lessor may, at Lessor's sole discretion, refuse to accept personal checks as payment and can require all future payment to be in certified funds (e.g., cashier check or money order). In the event that the Lessee shall violate the obligation to pay rent, additional rent or other charges due from Lessee to Lessor in a timely manner as set forth in this Lease, three (3) or more times in any twelve month period, whether said violations were cured or not, then such conduct shall be a material violation of the terms of this Lease and the Lease may be terminated by the Lessor with 10 days' written notice.

B. All rent shall be paid to the Custodian at the Designated Office as set forth in Section 1(Q), above.

C. Notwithstanding any term of this Lease, the Lessor shall give 90 days' notice of any rent increase and no rent increase will go into effect until 90 days after notice is given. Upon receipt of the notice of the rent increase, Lessee shall have 30 days in which to accept or reject the rent increase. If the Lessee "rejects" the rent increase, the lessee must notify Lessor of the date (which must be a date before the effective date of the rent increase) on which the Lessee will vacate the Lot (and if applicable, Manufactured Home). In the event that the Lessee does not communicate an acceptance or rejection of the rent increase, such silence shall be deemed as an acceptance by Lessee of the rent increase which shall be due and payable on and after the effective date of the rent increase as additional rent.

5. Utilities:

A. Unless otherwise set forth in this Lease, or otherwise agreed to by Lessor in writing as set forth in Section 1(Q) payment of all utilities used by the Lessee while Lessee has possession of the Lot (and if applicable, Manufactured Home) is the sole responsibility of the Lessee. Any utility charges (water, sewer, gas, electric, etc.) billed to the Lessee by a local utility company or by the Park, which if unpaid becomes the responsibility of the Park, will be classified as past due additional rent.

B. The Lessor shall not restrict Lessee in Lessee's choice of a Lessor of fuel, furnishings, accessories or goods or services connected with a Manufactured Home unless such restriction is necessary to protect the health or safety of the other Park residents. The Lessor, however, may determine, by any rule or regulation, the style or quality of exterior equipment to be purchased by the Lessee from a vendor of the Lessee's choosing.

C. Lessee shall provide Lessor with written or other reasonable proof as Lessor shall require evidencing Lessee's obtaining of utility service from any applicable public utility or governmental entity before Lessee shall have a right to initial possession of the Lot (and if applicable, Manufactured Home) and in the event that Lessee fails to provide such verification to Lessor within 15 days of the execution date of this Lease, the Lease shall automatically terminate with Lessee agreeing that Lessor may deduct its damages from any pre-paid rent or security before the return of any balance to Lessee. Lessee must continually maintain all such utilities required of Lessee at all times during this Lease or any extension or renewal thereof.

D. All garbage must be kept at all times in containers approved by the Lessor or provided by Lessor in Lessor's sole discretion. Such containers must be kept clean and undamaged at all times and Lessee shall clean or replace any unclear or damaged containers upon Lessor's request. The weekly disposal service does not include disposal of old furniture, toys, appliances, furnishing, carports, and tires. Lessee is to call the Lessor for the telephone number of the waste hauler to directly arrange for removal of such items at the Lessee's expense. Water service to the Lot (and if applicable, Manufactured Home) may not be turned off or discontinued without the written consent of the Lessor. Lessee must install an access valve for water turn-off at the main connection and a water turn-off valve at the water heater line for any manufactured home not owned by Lessor and must likewise have a backflow restrictor on any water line. Lessee shall not leave hoses or sprinklers unattended and otherwise water is not to be left running for any reason. Any water leaks in any manufactured home on the Lot not owed by the Lessor must be repaired immediately. Any water leaks in any Manufactured Home owned by the Lessor must be reported to the Lessor immediately. Lessee may not at any time without the written consent of Lessor tamper or disturb utility meters, switch boxes or utility connections.

6. Security Deposit:

A. The general security deposit set forth in Section 1(I) above which, after the Lessee has vacated the Lot (and if applicable, Manufactured Home), shall be returned in full to the Lessee in a manner provided by Illinois Law, provided that the Lessee has paid all rent and other financial charges due during the term of the Lease and there is no actual damage to the Lot (and if applicable, Manufactured Home) or anything associated therewith. Lessor may deduct from the deposit any amount owed by or resulting from Lessee's use, occupancy or possession of the Leases Premises/Lot, including but not limited to rent, property damage, court costs, attorney's fees, or utilities.

B. Provided that the Park regularly contains 25 or more Manufactured Homes, the Lessor shall pay interest to the Lessee on any deposit held by the Lessor, computed from the date of the deposit at a rate equal to the interest paid by the largest commercial bank, as measured by total assets, having its main banking premises in the State of Illinois on minimum deposit passbook savings accounts as of December 31 of the preceding year on any such deposit held by the Lessor for more than 6 months. However, in the event that any portion of the amount deposited is utilized during the period for which it is deposited in order to compensate the owner for non-payment of rent or to make a good faith reimbursement to the owner for damage caused by the Lessee the principal on which the interest accrues may be recomputed to reflect the reduction for the period commencing on the first day of the calendar month following the reduction.

C. The Lessee's failure to furnish the Lessor a forwarding address upon Lessee's vacancy of the Lot (and if applicable, Manufactured Home), shall excuse the Lessor from furnishing the Lessee any list regarding application of the security deposit required to be given by the Lessor under Illinois law.

D. Lessee's liability is not limited to the amount of the Security Deposit if such liability exceeds the amount of the deposit.

E. In the event of any sale or other transfer of the Lot (and if applicable, Manufactured Home), Lessor may transfer or assign said security deposit to Lessor's grantee or assignee and upon grantee or assignee, undertaking and assuming all of Lessor's obligations hereunder, the Lessee shall solely look to such grantee or assignee for the return of the security deposit.

7. Legal Occupants/Occupancy/Maintenance/Alterations:

A. Subject to the provisions of Section 7(B), the Lot and any manufactured home thereon will be occupied and used only by the Lessee and those listed in Section 1(G) of this Lease, unless the Lessor gives written permission to allow others to also occupy the Lot and any manufactured home thereon. Occupancy or possession by others other than listed in this Lease without the written permission of the Lessor shall be a material violation of this Lease. In the event Lessor does give its written permission for any additional occupants to occupy or reside at the Lot and any manufactured home thereon after the execution of this Lease other than those listed in this Lease, there shall be an additional \$100.00 per person, per month increase in the rent set forth in Section 1(J), above, effective immediately, or any lesser amount the Lessor agrees to by written notice to Lessee. A person will be deemed as "occupying" or "residing at" the Lot and any manufactured home thereon with the Lessee if the person stays for three (3) or more consecutive days -or- stays a total of two (2) or more weeks combined in any 12 month period. In the event of a lost or misplaced key by the Lessee for any Manufactured Home that is owned by Lessor, Lessee shall pay Lessor a \$150.00 fee (or any lesser amount the Lessor agrees to by written notice to Lessee) for opening a locked door and providing Lessee with a new set of keys, which shall be due and payable as additional rent at the time such services are rendered to Lessee.

B. If a Lessee suffers from an illness or disability that requires the Lessee to temporarily leave the mobile home park, the Lessor shall allow a relative or relatives, designated by the Lessee or the Lessee's legal guardian or representative, to live on the Lot and any manufactured home thereon for a period of up to ninety (90) days as temporary occupants if the following conditions are met: (1) The Lessee must provide documentation of the disability or illness by a licensed physician dated within the past sixty (60) days; (2) The temporary occupant must meet all qualifications other than financial, including age in a community that provides housing for older persons, and the terms of the lease and park rules must continue to be met; as used in this item (2), "housing for older persons" has the meaning ascribed to that term in Section 3-106 of the Illinois Human Rights Act; and (3) At least five (5) days before occupancy, the temporary occupant must submit an application for residency to the Lessor by which the temporary occupant provides all information required to confirm that the temporary occupant meets community requirements. After the ninety (90) day temporary occupancy period, the temporary occupant shall be required to provide documentation of ongoing financial ability to pay the costs relative to occupancy

C. The Lessor may determine by rule or regulation the style or quality of exterior equipment to be purchased by the Lessee from a vendor of the Lessee's choosing. In the event that a Manufactured Home is not provided under this Lease: 1) Lessee shall maintain, at Lessee's sole expense, any manufactured home on the Lot that is not owned by Lessor and any shed, steps, porches or any other man-made structure on the Lot not owned by Lessor in good working order so it is within the health, safety and other codes of the municipality in which the Park is located or any other applicable federal, state or local law, regulation or ordinance; 2) Lessee shall further be responsible at Lessee's sole expense, for the installation and maintaining of water pipe heating tape on the water pit and lines from the water pit leading into any manufactured home on the Lot not owned by Lessor, and Lessee further agrees to reimburse Lessor for all damage resulting from any breach of this Section; 3) the base of any manufactured home not owned by Lessor must be skirted within thirty (30) days of lot occupancy and must be maintained in a good state at all times; 4) all skirting must be vertical type, of harmonizing color, and of materials approved by the Lessor (Note: no corrugated metal, plastic or fiberglass is permitted); 5) easy access to the underside of the home must be part of the design and construction of the skirting; 6) if skirting is not finished or remains un-repaired after ten (10) days' notice to Lessee, then Lessor may contract to have such installation or repair performed and Lessee will be liable for the cost of all materials and labor in addition to being deemed a material violation of this Lease; 7) the exterior of any manufactured home on the Lot that is not owned by Lessor and any shed, steps, porches or any other man-made structure on the Lot not owned by Lessor must be kept neat, clean, painted and in a good state of repair; 8) Lessor may request Lessee to make reasonable repairs and maintenance to the exterior of any manufactured home on the Lot that is not owned by Lessor and any shed, steps, porches or any other man-made structure on the Lot not owned by Lessor (including but not limited to painting and repair of broken doors or windows) and failure of Lessee to make such repairs and/or maintenance after ten (10) days' notice to Lessee will be considered a material violation of this Lease; 9) all paint and/or stain colors must be approved in writing by the Lessor before any manufactured home on the Lot that is not owned by Lessor and any shed, steps, porches or any other man-made structure on the Lot not owned by Lessor are painted, repainted or stained, such approval not to be unreasonably withheld, and in the event any manufactured home on the Lot that is not owned by Lessor and any shed, steps, porches or any other man-made structure on the Lot not owned by Lessor is painted, repainted or stained without the required approval, the Lessor shall have the right to require repainting or re-staining with the approved color in addition to being deemed a material violation of this Lease.

D. Lessee shall not make any alterations, changes, additions, or make any replacements of the improvements to the Lot (and if applicable, Manufactured Home) (including but not limited to fences), to the exterior or interior of any Manufactured Home owned by Lessor or to the exterior of any manufactured home not owned by Lessor, nor perform or have performed any digging or disturbance of the sub-surface of the Park grounds without having first obtained the Lessor's written consent or request to do so. Upon such written consent, Lessee's alterations may only be made to the extent, conditions and specifications given in the written consent and said alterations shall not exceed the scope of that set forth in said consent. Lessee in making such permitted alterations and improvements to any manufactured home and/or Lot, shall do so in a workman-like manner, shall comply with all applicable building and safety codes, permits and regulations and shall not in any way harm the Lot (and if applicable, Manufactured Home). Any such alterations or improvements that are considered "fixture or accessions or accessions" as defined by law shall become a part of the Lot or any Manufactured Home owned by the Lessor in the event that Lessor's re-possesses the Lot (and if applicable, Manufactured Home), unless Lessor grants permission to remove the fixture or accessions or requests Lessee to remove the fixture or accessions. If Lessor gives permission to remove the fixture or accessions, or if the Lessor requests said fixtures or accessions be removed, Lessee, at Lessee's sole cost and expense, shall upon removing the fixture or accessions, put the Lot (and if applicable, Manufactured Home) into like condition as existed prior to the installation of such fixture or accessions. In all cases, Lessor shall not be responsible to Lessee for any loss for any fixture or accession for any reason, including destruction of the Lot (and if applicable, Manufactured Home). Lessee shall pay promptly when due all claims for work and materials furnished in connection with the maintenance, repair, alteration and replacement of any approved improvements. Lessor shall not be liable for any labor or materials furnished or to be furnished to the Lessee upon credit for the Lot (and if applicable, Manufactured Home) and Lessee shall not any time allow any mechanics', chattel or any other lien for any such work or materials to attach to or affect the Lot (and if applicable, Manufactured Home). Whenever any mechanics, chattel or other lien shall have been filed against the Lot (and if applicable, Manufactured Home) based upon any act or interest of the Lessee or of anyone claiming through the Lessee, or if any security interest shall have been filed for or affecting materials, machinery, or fixture or accessions used in the construction, repair, alteration or operation of the Lot (and if applicable, Manufactured Home), this shall constitute a material breach of this Contract by Lessee and in addition the Lessee shall immediately take such action by bonding, deposit, waiver, or payment as will remove the lien or security agreement. Lessor at Lessor's option may pay the amount of such mechanics' or other lien or security interest or discharge the same by deposit, and the amount so paid or deposited, with interest thereon at ten percent (10%) per annum, shall be deemed additional rent and shall be immediately due and payable as additional rent and failure to make such immediate payment shall be a material default of Lessee under this Lease.

8. Lessor's Access/Right to Encumber

A. Lessor reserves the right to make reasonable inspection of the Lot (and if applicable, Manufactured Home), pursuant to the provisions in this Section. Inspections of the Lot (and if applicable, Manufactured Home), the interior or exterior of any Manufactured Home owned by Lessor or other exterior of any manufactured home on the Lot not owned by Lessor, in accordance with the provisions of this Lease which reveal necessary repair will be reported to the Lessee. Emergency repairs, which are the responsibility of the Lessee and which are not corrected within 1 day written notice from the Lessor of the need for repairs, may upon the discretion of the Lessor, considering the safety and welfare of the Lessee and other residents of the Park, make the repairs or contract for the repairs and in such event the Lessee will be responsible for those charges which shall be due and payable as additional rent at the time such services are rendered to Lessee.

B. Lessor in the event that Lessor is the owner of a Manufactured Home the Lessor shall have the right to enter the Lot (and if applicable, Manufactured Home) to make necessary repairs or improvements, supply necessary or agreed services, or exhibit the manufactured home, Manufactured Home or other habitation to prospective or actual purchasers or lessees, or as is otherwise necessary in the normal and safe operation of the Park. In such event, Lessor retains the right to keep and use copies of any keys necessary for access to any Manufactured Home owned by Lessor, and Lessor may give said keys to workmen or others who are involved in the normal and safe operation of the Park.

C. Lessor shall have the right to subordinate this Lease to any mortgage or security agreement now or subsequently placed on the Lot, any Manufactured Home owned by Lessor, or the Park grounds on the condition that any subsequent mortgagee or security agreement shall execute a non-disturbance agreement confirming Lessee's rights under the Lease and Illinois law during the term hereof. At Lessor's request, Lessee shall execute and deliver such documents as may be required in order to accomplish the purposes of this Section.

9. Lessor's Duties: Lessor shall: 1) Identify to each Lessee prior to occupancy the Lot for which the Lessee will be responsible (Lessee acknowledges that Lessor has already provided this information in Section 1(T)(8), above); 2) Keep all exterior property areas not in the possession of any lessees, but that are a part of the Park, free from the species of weeds and plant growth which are generally noxious or detrimental to the health of lessees; 3) Maintain all electrical, plumbing, gas or other utilities provided by Lessor in good working condition (with the exception of emergencies after which repairs must be completed within a reasonable period of time); 4) Maintain all subsurface water and sewage lines and connections in good working order; 5) Lessor reserves the right to make reasonable inspection of the Lot (and if applicable, Manufactured Home), pursuant to the provisions in this Section. Lessor agrees not to enter the Manufactured Home only after one-half (1/2) hour written or verbal notice provided however, the Lessor may enter without notice in emergencies as determined by Lessor in its sole discretion; 6) Maintain all roads within the Park in good condition; 7) Provide the following services and facilities for the Lessee as identified in Section 1(P), above; 8) Upon request, provide the full names and addresses of all individuals in whom all or part of the legal or equitable title to the Park is vested, or the name and address of the Lessor's designated agent (Lessee acknowledges that Lessor has already provided this information in Section 1(R), above); 9) Provide a custodian's office and furnish each Lessee with the name, address and telephone number of the custodian and designated office (Lessee acknowledges that Lessor has already provided this information in Section 1(Q), above).

10. The Park's rules and regulations/Lessee's Duties:

A. The rules and regulations contained in this Lease are a part of this Lease, and a violation of any of the rules contained in this Lease will result in eviction procedures pursuant to this Lease.

B. Both the Lessor and Lessee acknowledge that by signing this Lease, that the foregoing Park's rules and regulations promulgated and set forth in this Section were delivered by the Lessor to the Lessee prior to the signing of this Lease and that Lessee has read and agrees to abide by said rules and regulations, Lessee agrees to follow and observe these rules and regulations, as well as any future reasonable rules and regulations from Lessor for the necessary, proper and orderly care of the Park, the Lot (and if applicable, the Manufactured Home), to promote the convenience, safety and welfare of the Lessee and other Park residents, to preserve Park property or to fairly distribute Park services and facilities to the Lessee and other Park residents. Any rule or regulation change will be provided in writing by the Lessor and is effective thirty (30) days after written notice of any rule or regulation adoption is given to the Lessee.

C. The Lessor will attempt to deal promptly with all complaints. All complaints must be submitted in writing, signed by the person making the complaint, and addressed to the attention of the Park Custodian at delivered to the Designated Office as set forth in Section 1(Q) above.

D. The Lessee shall agree at all times during the tenancy to: 1) Keep the interior and exterior of any Manufactured Home (if the Lessee rents such), the exterior of any manufactured home on the Lot not owned by Lessor and the Lot itself (if Lessee just rents a Lot), in a clean and sanitary condition, free of garbage and rubbish, including regular mowing of the Lot so that same is in compliance with all applicable health, building and safety codes; 2) Refrain from the storage of any inoperable motor vehicle as defined by the Springfield Code of Ordinances, the Illinois Municipal Code or any other applicable local, county, state or federal branch or agency; 3) Refrain from washing all vehicles in the Park at any time; 4) Refrain from performing any repairs of any motor vehicles in the Park at any time; 5) Refrain from the storage of any icebox, stove, building material, furniture or similar items on the Lot or any manufactured home; 6) Keep the supplied basic facilities, including plumbing fixture or accessions, cooking and refrigeration equipment and electrical fixture or accessions in a Manufactured Home on the Lot in a clean and sanitary condition and be responsible for the exercise of reasonable care in their proper use and operation; 7) Not deliberately or negligently destroy, deface, damage, impair or remove any part of the Lot (and if applicable, Manufactured Home) or knowingly permit any person to do so; 8) Conduct himself and require other persons on the Lot and any manufactured home on the Lot with his consent to conduct themselves in a manner that will not affect or disturb any neighbors' peaceful enjoyment of any other manufactured home, any other lot, or the Park; 9) Abide by all the Park's rules or regulations concerning the use, occupation and maintenance of the Lot and any manufactured home on the Lot; 10) Abide by any reasonable rules for guest parking.

E. The Park's rules and regulations concerning the use, occupation and maintenance of the Lot and any manufactured home on the Lot are as follows: 1) Lessee shall maintain the Lot and any manufactured home on the Lot in a clean, sanitary and safe condition; 2) Lessee shall dispose all debris, garbage and other waste in a clean and sanitary manner from the Lot and any manufactured home on the Lot; 3) Lessee shall properly use and operate all appliances, electrical, gas and plumbing fixtures or accessions in the Manufactured Home if owned by the Lessor; 4) Lessee shall not place in the Manufactured Home or bring onto the Lot or into the Park any furniture, plants, animals, or any other things which harbor insects, rodents, or other pests and vermin; 5) Lessee shall keep out of the Lot and any manufactured home on the Lot materials which would cause or could cause a fire hazard or safety hazard and comply with reasonable requirements of Lessor's fire insurance carrier; 6) Lessee shall not destroy, deface, damage, impair, nor remove any part of the Manufactured Home if owned by the Lessor and/or Lot or anything associated with such Lot and any manufactured home on the Lot or otherwise cause waste to be done to the such Lot and any manufactured home on the Lot and on termination of this Lease, shall return the Lot (and if applicable, Manufactured Home) to Lessor in a condition substantially to the condition the Lot (and if applicable, Manufactured Home) was in at the time Lessee first took possession, with only reasonable wear and tear excepted; 7) Lessee shall prevent any person in the Lot and any manufactured home on the Lot with Lessee's permission from violating any of the rules contained in this Section or from violating any other portion of this Lease; 8) The Lessee is NOT allowed to keep or have animals without written consent of Lessor at any time, for any length of time, not even to visit and such written permission, if any, shall be a revocable license may be immediately revoked by Lessor with written notice to the Lessee, sent by certified mail, return-receipt requested and by regular mail; 9) Nothing shall be exhibited, inscribed, painted, affixed or exposed on or at any window or on any part of the outside or inside of the Lot and any manufactured home on the Lot without the prior written consent of the Lessor and Lessee shall not under any circumstances use sheets, blankets or bed coverings as window fixture or accessions; 10) No awnings or other projections, including but not limited to air conditioners, television or radio antennas, wiring or satellite dishes or antennas of any kind, shall be attached to or extend from or beyond the outside walls of any mobile, modular or manufactured home, including any deck and patio areas, without the prior written consent of the Lessor and no clotheslines of any kind or type shall be permitted anywhere on the Lot and any manufactured home on the Lot; 11) The Lessee shall not alter any lock or install a new lock on any door of any Manufactured Home if owned by the Lessor without the written consent of the Lessor; 12) The Lessee is expressly prohibited from entering or using any other structures or facilities located in the Park without the Lessor's written permission; 13) No noise, music, other sounds, disturbances or any other conduct whatsoever shall be permitted at any time as to: a) disturb or annoy neighbors in the quiet enjoyment of their lots and the Park; b) disturb the neighborhood surrounding the Park; and c) disturb, disrupt or inconvenience the Lessor's management of any other lot, the Lot and any manufactured home on the Lot or the Park and evidence of such noise, music, other sounds, disturbances or any other conduct that is in violation of this rule shall include but not be at all limited to three (3) or more police calls regarding the Lot and any manufactured home on the Lot in any twelve (12) month period. In addition to the foregoing, the Lessee, as well as Lessee's family members, guest or invitees shall not commit any other breach of the peace on or within the Lot and any manufactured home on the Lot at any time; 14) For all Manufactured Homes owned by Lessor, the toilets, porches, basins, other plumbing fixture or accessions shall not be used for any purpose other than what they were designed for and no garbage or other improper articles shall be thrown into or onto them. The Lessee shall pay for any damage resulting from the misuse of such facilities; 15) For all Manufactured Homes owned by Lessor, no water furniture (including waterbeds and aquariums) shall be brought in or used in any such Manufactured Home without the permission of the Lessor; 16) No swimming pools of any kind (including but not limited to 'wading pools', 'kiddies' pools' or inflatable pools), fountains or any other outdoor water-holding device or structure shall be erected on the Lot or anywhere else on the Park grounds at any time without the written consent of Lessor; 16) No illegal drug or alcohol use shall be allowed in or on the Lot and any manufactured home on the Lot or anywhere in the Park and no legal alcohol use shall be allowed in the common areas or anywhere else on the Park grounds other than within the Lessee's Lot and any manufactured home on the Lot; 17) The Lessee, Lessee's family members, guests or invitees or by those holding under Lessee shall not engage in any conduct that is in violation of (or that shall put the Lot and any manufactured home on the Lot in violation of) any local, county, state or federal health, safety, building or other law, statute, regulation or ordinance. Lessee shall be strictly liable for the conduct of Lessee's minor children (whether occupants or otherwise) guests, and invitees or by those holding under Lessee while same remain on the Lot and any manufactured home on the Lot or the Park; 18) Minor children must be properly supervised and may not play in the streets at any time and Lessee covenants and agrees that Lessee will protect and save and hold Lessor harmless and will indemnify, save, hold harmless and defend Lessor against and from any penalty or damage or charges imposed for any violation of any laws or ordinances whether caused by the neglect of Lessee, Lessee's minor children (whether occupants or otherwise) guests, and invitees or those holding

under Lessee; 19) Lessee, at all times, will protect, indemnify, save, hold harmless and defend Lessor against any and from any and all claims, demands, causes of action, loss, costs, damages or expenses (including all costs and attorneys' fees) arising out of or from the use or occupancy of the Lot and any manufactured home on the Lot by Lessee, Lessee's minor children (whether occupants or otherwise) guests, and invitees or by those holding under Lessee, including Lessee's entry to the Lot and any manufactured home on the Lot for purposes of installing Lessee's fixture or accessions therein pursuant to this Lease, which causes any accident, death, personal injury or other occurrence on or about the Lot and any manufactured home on the Lot or which causes any other injury to any person or property whomsoever or whatsoever not the result of the negligent or intentional conduct of Lessor; 20) The Lessor has the right to bar individuals from the property and the Lessee must inform Lessee's guest(s) of all the Lease's rules and regulations; if the rules and regulations are broken by Lessee's guests, they may be barred and/or arrested for criminal trespassing and if the rules and regulations are broken by a resident, it is grounds for termination of tenancy; 21) If the Lessee or other occupant uses the Lot and any manufactured home on the Lot for the purpose of unlawful possessing, serving, storing, manufacturing, cultivating, delivering, using, selling or giving away controlled substances or permit them to be used for any such purposes the Lease is voidable at Lessor's option with five (5) days written notice, and it is expressly understood that all provisions of 740 ILCS 40/11 are applicable to this Lease; 22) If the Lessee or any other occupant(s) of the Lot and any manufactured home on the Lot are charged during the term of this Lease with having committed an offense in or on the Lot and any manufactured home on the Lot constituting a Class X felony under the laws of the State of Illinois, upon a judicial finding of probable cause at a preliminary hearing or indictment by a grand jury, the Lease, at Lessor's sole discretion, shall become void upon Lessor notifying the Lessee or occupant by posting a written notice at the Lot and any manufactured home on the Lot to the Lessee and occupant(s) to vacate the Lot and any manufactured home on the Lot on or before a date five (5) days after the giving of the notice pursuant to 765 ILCS 505/5. The Lessor may have the same remedy to recover possession of the Lot and any manufactured home on the Lot as against the Lessee if Lessee holds over after the expiration of his or her term; 23) If the Lessee or occupant(s) of the Lot and any manufactured home on the Lot, on one or more occasions uses, or permits the use of the Lot and any manufactured home on the Lot for the commission of any act that would constitute a Felony or a Class A Misdemeanor under the laws of the State of Illinois, this Lease, in the sole discretion of the Lessor, shall become void upon Lessor notifying the Lessee or occupant(s) by serving a written notice upon Lessee or occupant(s) to vacate the Lot and any manufactured home on the Lot on or before a date five (5) days after the giving of the notice pursuant to 735 ILCS 9/120. Thereafter, the Lessor shall be entitled to possession of the Lot and any manufactured home on the Lot as against a Lessee holding over after the expiration of his or her term. It is expressly understood that all provisions of 735 ILCS 9/120 are applicable to this Lease; 24) Lessee, any member of the Lessee's household, or a guest or other person under the Lessee's control shall not engage in acts of violence or threats of violence, including, but not limited to, the unlawful discharge of firearms, on or near the Lot and any manufactured home on the Lot; 24) Lessee shall, at Lessee's sole expense, be responsible for all lawn maintenance for the Lot and Lessee shall at all times maintain the lawn so that it is within the Health, Safety and other codes of the city of Springfield, County of Sangamon or any other applicable local, county, state or federal, law, regulation or ordinance. Notwithstanding the foregoing, Lessee shall also keep such grass, shrubbery, and flowers in a reasonably trimmed manner. In the event of an unreasonably untidy lawn or landscape the Lessor may have the lawn or landscape maintained at the expense of the Lessee and the amount of such expense shall be deemed additional rent and shall be immediately due and payable as additional rent and failure to make such immediate payment shall be a material default of Lessee under this Lease. In the event that this Lease does include the lease of a Manufactured Home, then the Lessee shall not plant any flowers, shrubs, vegetables, trees or any other vegetation whatsoever without the written permission of Lessor; 25) All door openings must exit onto steps or landings. Wooden steps must be painted or stained with a color approved by Lessor, said approval not to be unreasonably withheld; 26) No non-residential activity or business, including but not limited to home daycare, canvassing, peddling or solicitation is allowed on the Lot and any manufactured home on the Lot or the Park at any time; 27) The use of rock salt or calcium chloride on concrete or asphalt surfaces for ice or snow removal is not permitted and any damage resulting from such use by Lessee, will be billed to the Lessee and are due within thirty (30) days of billing; 28) Nothing may be stored outside, under or around any manufactured home, shed, steps, porches or any other man-made structure on the Lot; 29) All vehicles remaining overnight at the Lot or the Park must be registered with the Lessor. Lessee is limited to the space available on the Lot designated as parking space. Vehicles may not be parked in any grass or on any streets, within fifteen (15) feet of any fire hydrant or otherwise in violation of any local, county, state or federal law or ordinance at any time. Vehicles violating these provisions will be towed without further notice. All vehicles owned or used by the Lessee that will be parked on the Lot shall have valid license plates, registration and, if applicable at any time, a valid parking sticker issued by the Lessor. In addition no "inoperable motor vehicle" as defined by either the code of the municipality in which the Park is located or the Illinois Municipal Code shall be allowed to be parked, kept, stored or maintained on the Lot or anywhere else within the Park at any time. Any vehicle not in full compliance with this subsection that remains on the Lot or anywhere else within the Park for a period exceeding ten (10) after service of a written notice shall thereafter be subject to towing from the Lot and/or Park at the Lessee's sole expense and liability and in addition, such failure to remove an inoperable motor vehicle or other such vehicle not in full compliance with this Subsection shall constitute a material act of default on the part of Lessee and such failure shall also be a material violation of this Lease. No recreational vehicles (including but not limited to campers), trailers, boats, delivery vehicles, semi-tractors or any type, construction or farm implements, equipment or other machinery shall be allowed to be parked, kept or maintained on the Lot or anywhere else within the Park at any time, without the Lessor's written permission. The maximum speed limit within all areas of the Park is at all times ten (10) MPH. No person without a valid driver's license may operate any motorized vehicle in the Park. No excessively noisy cars, trucks, or motorcycles are allowed within the Park. No mini-bikes, snowmobiles, go-carts, 'three-wheeler' or 'four-wheeler' type vehicles or any other similar type of non-licensed recreational vehicles may be ridden, used or otherwise allowed in the Park at any time, as well as skateboards, roller skates or roller blades or similar non-mechanized devices; 30) Lessee shall furnish Lessor, within twenty four (24) hours after its occurrence, a complete report concerning any accident, collision (including vehicles), and damages to or involving any motorized vehicle or any manufactured home; 31) In the event any Manufactured Home owned by Lessor has one or more carbon monoxide alarms ("CO Alarm") the Lessee acknowledges that they are in an operating condition (including batteries in operating condition) on the date Lessee took possession of the Manufactured Home and the Lessee is under a legal duty to test the CO Alarm and review the testing and maintenance information at the time Lessee takes possession of the Manufactured Home and Lessee must immediately notify Lessor in writing if the CO Alarm(s) is (are) not in operating condition and/or the written information regarding CO Alarm(s) testing and maintenance for some reason is not at the Manufactured Home. Any CO Alarm(s) may be combined with smoke detecting devices and may be battery powered, plug-in with battery back-up, or wired into the structure's AC power line with secondary battery back-up. At all times during this Lease, including any extension or renewal thereof, it is the Lessee's responsibility to test and to provide general maintenance for the CO Alarm and to notify Lessor in writing of any deficiencies in the CO Alarm that Lessee cannot correct (Note: "general maintenance" includes (but is not limited to) replacement of any required batteries in the CO Alarm). In the event Lessee provides Lessor with written notice of any deficiencies in the CO Alarm that Lessee cannot correct, Lessee agrees to immediately provide Lessor with access to the Manufactured Home to correct any such deficiencies. The Lessee acknowledges that the Lessee's duties set forth herein are important and any violations of the foregoing duties shall be considered a material violation of the lease. In addition, Illinois law provides that failure to maintain in operating condition any carbon monoxide alarm as required by law is a Class B misdemeanor and that tampering with, removing, destroying, disconnecting, or removing the batteries from any installed carbon monoxide alarm, except in the course of inspection, maintenance, or replacement of the alarm, is a Class A misdemeanor in the case of a first conviction and a Class 4 felony in the case of a second or subsequent conviction; 32) Violation of the above Park's rules and regulations Concerning the use, occupation and maintenance of the Lot (and if applicable, Manufactured Home) or any addendum or other set of rules or regulations, shall be a material violation of this Lease and good cause for termination of tenancy. A single violation of any of the provisions herein shall be deemed a serious violation and a material noncompliance with the Lease. It is understood and agreed that a single violation shall be good cause for termination of the Lease. Unless otherwise provided by law, proof of violation shall not require criminal conviction, but shall be by a preponderance of the evidence.

F. By signing this Lease, the Lessee acknowledges that Lessee has received and read the foregoing provision in relation to the Park's rules and regulations promulgated in this Section:

"IMPORTANT NOTICE REQUIRED BY LAW":

The rules set forth in this Section govern the terms of your Lease of occupancy arrangement with this Park. The law requires all of these rules and regulations to be fair and reasonable, and if not, such rules and regulations cannot be enforced against you.

You may continue to reside in the Park as long as you pay your rent and abide by the rules and regulations of the Park. You may only be evicted for non-payment of rent, violation of laws, or for violation of the rules and regulations of the Park and the terms of the Lease. If this park requires you to deal exclusively with a certain fuel dealer or other merchant for goods or service in connection with the use or occupancy of your manufactured home or on your Lot, the price you pay for such goods or services may not be more than the prevailing price in this locality for similar goods and services.

You may not be evicted for reporting any violations of law or health and building codes to boards of health, building commissioners, the department of the Attorney General or any other appropriate government agency."

11. Termination of Lease:

A. The Lessor may terminate this Lease and evict the Lessee for any one or more of the following acts: 1) Non-payment of rent due after service of a five (5) day statutory notice; 2) Failure to comply with the rules as set forth in Section 10(D-E), above or any other term of this Lease (other than the obligation to pay rent) that persists more than twenty four (24) hours after written notice and after subsequent service of a statutory ten (10) day notice; 3) Failure to comply with local, county, state or federal laws regulating manufactured homes; or 4) Failure to vacate and quit possession of the Lot (and if applicable Manufactured Home) after service of a thirty (30) day or other appropriate statutory notice.

B. If the Lessee shall remain in possession of the Lot (and if applicable, Manufactured Home) after the expiration of this Lease without having notified the Lessor of Lessee's acceptance or rejection of a renewal of the Lease as described in Section 1, above, and without the Lessor's consent, the Lessee shall pay to the Lessor a sum, not to exceed twice the monthly rental under the previous Lease, computed and pro-rated daily for each day Lessee shall remain in possession or the Lease shall terminate pursuant to 735 ILCS 5/9-213, in Lessor's sole discretion.

C. Lessee shall be liable for all of the Lessor's collection costs, court costs, expenses and attorney's fees in and about the Lessor's enforcement of the covenants and agreements of this Lease, including costs for private service of process.

D. In the event of termination of this Lease, Lessor may seek a judicial order to enter the real estate comprising the Lot (and if applicable, Manufactured Home) and do such things as may be permitted by law or as set out herein and Lessor shall have no liability to Lessee for any loss or damages resulting in any way from such action by Lessor. Notwithstanding such termination of the Lease and re-entry of possession by Lessor, the liability of Lessee for all rents provided for under the remaining term of the Lease shall not be relinquished or extinguished for the balance of the term of this Lease and are hereby specifically reserved; Lessee shall pay an amount of money equal to the total rent which but for termination would have become payable during the remainder of the term, less the amount of rent, if any, which Lessor may receive during such period from others to whom the Lot (and if applicable, Manufactured Home) may be rented on such terms and conditions and such rents as Lessor, in its sole discretion, shall deem proper.

E. In the event of the sale of abandoned or repossessed property (including but not limited to any manufactured home), the Lessor shall, after payment of all outstanding rent, fees, costs, and expenses to the community, pay any remaining balance to the title holder of the abandoned or repossessed property. If the Lessee cannot be found through a diligent inquiry after ninety (90) days, then the funds shall be given over to Lessor and as used in this Section, "diligent inquiry" means sending a notice by certified mail to the last known address for such title holder or Lessee.

12. Lease Binding On All Lessees: Upon the death of Lessee under this Lease, the Lease shall be immediately and automatically terminated as of the date of death of the last surviving Lessee or the end of the Lease Term, whichever is sooner. Any judgments awarded against the Lessee will be joint and several.

13. Assignment, Subletting and Re-letting/Sales:

A. Lessee shall neither assign, sublet or re-let the Lot (and if applicable, Manufactured Home) or any part thereof for assignment, subletting, or re-letting except with the Lessor's written permission, in Lessor's sole discretion. Lessor may at any time for any reason reject any prospective new Lessee offered by Lessee or by others with or without cause, in Lessor's sole discretion.

B. Lessee may sell his, her or their manufactured home to a purchaser of his, her or their choice, as provided for this Section. No sale (including any installment contracts for sale, 'contract-for-deed' or 'contract-for-title') or transfer of legal title to any manufactured home located on the Lot) may occur without the written permission of the Lessor, said consent not to be unreasonably withheld. In the event of such sale of or other transfer of title to any manufactured home located on the Lot that is made without the Lessor's written consent or as is otherwise in violation of this Lease, then, the Lease may at Lessor's option be immediately terminated and the manufactured home not owned by Lessor located on the Lot at the time of such termination must be immediately removed from the Lot and the Park unless the transferee and Lessor execute a written Lease. Anyone buying or moving a home in the Park must first be approved for tenancy by Lessor. Lessor reserves the right to approve or reject applications for residency in the Park for any reason except as prohibited by law. The title holder(s), lien holder(s), or any party who acquires title or possession of the home will be responsible for all past, present, or future obligations to the Park pursuant to this Lease.

C. Lessee agrees that Lessor may at any time and as often as desired assign or re-assign all of its rights as Lessor under this Lease.

14. Lessee's Insurance And Risk Of Less Regarding Lessee's Personal Property: Prior to entry into the Lot (and if applicable, Manufactured Home) and thereafter during all phases of this Lease Agreement or for any other time Lessee is otherwise in possession of the Lot (and if applicable, Manufactured Home), the Lessee, upon Lessor's request, shall obtain and keep in full force and effect, at Lessee's sole expense, a policy or policies of insurance with the following coverage: A. Fire and Casualty fair market value (this coverage is required only in the event that Lessor is not the owner of the Manufactured Home); B. Personal liability coverage in the amount of Five Hundred Thousand and No/100 Dollars (\$500,000.00) in the aggregate with Lessor named as additional insured; and C. Renter's insurance of Twenty Thousand and No/100 Dollars (\$20,000.00) on Lessee's or other personal property located within the Lot (and if applicable, Manufactured Home). The Lessee shall furnish to Lessor a non-cancelable certificate or certificates of insurance issued by an insurance company acceptable and approved by Lessor to evidence the existence of such insurance. The certificate or certificates shall be furnished at least once annually, and shall state that Lessor shall be notified in writing ten (10) days prior to the cancellation, material change, or non-renewal of insurance. Notwithstanding the foregoing, Lessor is not an insurer of Lessee's person, or other personal property, including but not limited to any Manufactured Home or other habitation not owned by Lessor that is harbored on the Lot (and if applicable, Manufactured Home) and any contents therein. It is the Lessee's responsibility to procure renter's and Lot (and if applicable, Manufactured Home) liability insurance as set forth herein and the Lessor is not responsible for the loss of any of Lessee's personal property occasioning from any event relating to the Lot (and if applicable, Manufactured Home) unless the event was caused by the willful or malicious conduct of the Lessor and Lessor shall not be liable for any personal injury occasioning from any event relating to the Lessee's occupancy and other use of the Lot (and if applicable, Manufactured Home) or the Park unless such injury was the result of the negligent or willful conduct of the Lessor. Lessee agrees that all of Lessee's person and property in or on the Lot (and if applicable, Manufactured Home) and the Park (including Lessee's guests and invitees) shall be at the risk of Lessee only. Lessee acknowledges and agrees that in the event that Lessor is the owner of a Manufactured Home or other habitation harbored on the Lot (and if applicable, Manufactured Home), said fire/casualty insurance is solely in the name of the Lessor, is only limited to the shell of Manufactured Home or other habitation and that all proceeds from such fire/casualty policy are the sole property of the Lessor.

15. Lead Warning Statement (Only applicable if Lessor owns the Manufactured Home):

Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, lessors must disclose the presence of known lead-based paint and/or lead-paint hazards in the dwelling. Lessees must also receive a federally approved pamphlet on lead poisoning prevention.

(a). If Leased Premises built before 1978 then note the following.

(b). Lessor's Disclosure (check all that applies):

- 1. Known presence of lead-based paint and/or lead-based paint hazards are present in the Leased Premises (explain):
- 2. Lessor has provided the Lessee with the following list of documents pertaining to lead-based paint and/or lead-based paint hazards in the Leased Premises:
- 3. Lessor has no documents pertaining to lead-based paint and/or lead-based paint hazards in the Leased Premises.
- 4. Lessor has no knowledge of lead-based paint and/or lead-based paint hazards in the Leased Premises.

(c). Lessee(s) Acknowledgement by signing below, Lessee acknowledges that:

- ✓ Lessee has received copies of all information listed above.
- ✓ Lessee has received the pamphlet Protect Your Family From Lead in Your Home.

16. Disclosure of Information on Radon Hazards: Radon Warning Statement (Only applicable if Lessor owns the Manufactured Home):

Every Lessee of any interest in residential real property is notified that the property may present exposure to dangerous levels of indoor radon gas that may place the occupants at risk of developing radon-induced lung cancer. Radon, a Class-A human carcinogen, is the leading cause of lung cancer in non-smokers and the second leading cause overall. The Lessor of any interest in residential real property is required to provide the Lessee with any information on radon test results of the dwelling showing elevated levels of radon in the Lessor's possession. The Illinois Emergency Management Agency (IEMA) strongly recommends ALL home buyers have an indoor radon test performed prior to purchase or taking occupancy, and mitigated if elevated levels are found. Elevated radon concentrations can easily be reduced by a qualified, licensed radon mitigator.

Lessor's Disclosure (initial each of the following which applies)

- (a) Elevated radon concentrations (above EPA or IEMA recommended Radon Action Level) are known to be present within the dwelling. (Explain)
- (b) Lessor has provided the Lessee with all available records and reports pertaining to elevated radon concentrations within the dwelling.
- (c) Lessor has no knowledge of elevated radon concentrations in the dwelling.
- (d) Lessor has no records or reports pertaining to elevated radon concentrations within the dwelling.

Lessee's Acknowledgment:

(e) Lessee(s) Acknowledgement by signing below, Lessee acknowledges that:

- ✓ Lessee has received copies of all information listed above.
- ✓ Lessee has received the IEMA approved Radon Disclosure Pamphlet
- ✓ Certification of Accuracy: By signing this Lease in Section 18, below, the parties acknowledge that they have reviewed the information above and each party certifies, to the best of his or her knowledge, that the information he or she provided is true and accurate.

17. Disclosure of Information on Asbestos (Only applicable if Lessor owns the Manufactured Home):

Every Lessee of any interest Asbestos is a common building material that may be present in many buildings constructed prior to 1981. The United States Environmental Protection Agency (EPA) has determined the mere presence of asbestos materials does not pose a health risk to residents and such materials are safe as long as they are not disturbed or dislodged in a manner that causes asbestos fibers to be released. Sanding, scraping, pounding, and other remodeling techniques that release dust may cause asbestos particles to become airborne. EPA rules do not require the material be removed. Federal law requires that reasonable precautions are taken to minimize the chance of damage or disturbance of materials containing asbestos. Visit the Environmental Protection Agencies at www.epa.gov/iaq/asbestos for more information on asbestos and asbestos hazards. Lessee(s) acknowledge that this is a WARNING that the Leased Premises may contain asbestos and may expose him/her to a chemical known to cause cancer. Lessee(s) agree that no improvements, alterations, modifications, or repairs to the premises shall be made without the express approval of the Lessor. This approval will depend upon acceptance of a written plan of protection from the release of or exposure to asbestos. Lessee(s) may only hang pictures and other wall ornaments with hangers, nails, and screws that are less than 1/4" diameter. Lessee(s) will notify the Lessor immediately where there exists a hole larger than 1/4" diameter, evidence of a water leak, and/or any appearance of crumbling or peeling in the walls or ceilings.

Lessor's Acknowledgment (initial one):

Lessor discloses any known information concerning asbestos hazards located in or around the following areas of the Leased Premises:

Lessor has no knowledge of asbestos or asbestos hazards located in or around the Leased Premises.

18. Final Agreement of Parties and Modification:

- A. The terms and conditions contained above contained in this Lease, along with any addendums and exhibits, shall herein be conclusively deemed the complete agreement between the Lessee and the Lessor.
- B. No modifications of this Lease or any of its terms, conditions or promises shall be binding upon the parties unless made in writing and signed by the party sought to be bound, other than Lessor's right to creation of additional Park rules as provided for in Section 10(B).
- C. If any provision of this Lease should be or become invalid, such invalidity shall not in any way affect any of the other provisions of this Lease which shall continue to remain in full force and effect.
- D. Should Lessor waive any provisions of this Lease on one or more occasions, such conduct shall not be construed as any waiver of Lessor's right to enjoin a future or further breach of such provision or declare a default under the provisions of this Lease

19. Signatures:

LESSEE(S): BY SIGNING BELOW, I/WE HAVE READ THE FOREGOING AND AGREE TO SAME AND ACKNOWLEDGE DELIVERY OF A COPY OF THE LEASE:

<p>LESSEE: «Lessee_Names»</p> <p>X _____ (Lessee signature)</p> <p>X _____ (Lessee signature)</p>	<p>LESSOR: Buddy's Mobile Home Management, Inc.</p> <p>BY: _____ (Lessor's duly authorized agent signature)</p>
--	--



ATTENTION!

IN THE EVENT OF MONTH-TO-MONTH LEASE TERM: LESSEE MUST ALSO SIGN BELOW BEFORE LEASE IS EFFECTIVE!

By SIGNING BELOW, I/WE ACKNOWLEDGE THE LESSOR OFFERED THIS WRITTEN LEASE WITH AN OPTION FOR A TERM OF NOT LESS THAN 24 MONTHS AND WE WAIVE THE 24 MONTH TERM IN FAVOR OF AGREEING TO A DIFFERENT MONTH-TO-MONTH TERM WHICH SHALL BE SUBJECT TO EXISTING LEASES WHICH SHALL BE CONTINUED PURSUANT TO THEIR TERMS IF ANY

LESSEE: «Lessee_Names»

X _____
(Lessee signature)

X _____
(Lessee signature)



ATTENTION!

IF LESSEE IS NOT WAITING 3 DAYS BEFORE TAKING POSSESSION OF THE MANUFACTURED HOME OR LOT: LEASE MUST ALSO SIGN BELOW BEFORE LESSEE MAY TAKE POSSESSION OF THE MANUFACTURED HOME OR LOT!

BY SIGNING BELOW, I/WE ACKNOWLEDGE THAT LESSEE HAS A 3 DAY RIGHT TO CANCEL THIS LEASE. WE HOWEVER WISH TO TAKE POSSESSION OF THE MANUFACTURED HOME/LOT DESCRIBED IN THIS LEASE NOW, SO WE WAIVE THE 3 DAY RIGHT OF CANCELLATION:

LESSEE: «Lessee_Names»

X _____
(Lessee signature)

X _____
(Lessee signature)

20. Personal Guaranty

The Guarantor(s), «CoSigners» (Individually, together or collectively, "Guarantor"), for and on behalf of the Lessee regarding the above Lease with Lessor for the Lot (and if applicable, Manufactured Home) agrees as follows:

As an inducement for Lessor to enter into the Lease with Lessee for Lessee's purchase of the Lot (and if applicable, Manufactured Home) and in consideration thereof, the undersigned Guarantor hereby agrees to be personally and individually responsible for all of Lessee's monetary and other obligations (including but not limited to any and all installment payment, late charges, NSF fees, utilities, damages and indemnification from any civil or criminal liability) resulting from Lessee that are incurred by the Lessor or that are otherwise attributable to and resulting from the Lease entered into by and between Lessee and Lessor.

Guarantor also understands that this agreement is a guaranty for payment of all of the Lessee's monetary obligations for the Lot (and if applicable, Manufactured Home) and does not create any landlord/tenant or Lessor/Lessee relationship between Guarantor and Lessor for the Lot (and if applicable, Manufactured Home) and does not create any right to possession of the Lot (and if applicable, Manufactured Home) for Guarantors.

The Guarantor and Lessor also agree that it is the parties' intent that this Personal Guarantee of Payment is a continuing, absolute and unconditional guaranty that will be and remain effective during the existence of the legal obligations of Lessee to Lessor under the Lease, whether said obligation is monetary or otherwise, and will extend with any extension, renewal or modification of the original Lease regarding the Lot (and if applicable, Manufactured Home), the execution of any new Lease between Lessor and Lessee, with or without the knowledge and consent of Guarantor of said execution.

Dated: «Date_of_Lease_MMDDYY»

Guarantor: «CoSigners»

X: _____
Guarantor (Signature)

X: _____
Guarantor (Signature)

SAMPLE



ADDENDUM A – ANIMAL ADDENDUM

Date of Addendum (MM/DD/YY)		
«Date of Lease MMDDYY»		
Lessor Name ("Lessor") and Park Name ("Park")	Lessor	Park
	Buddy's Mobile Home Management, Inc.	«Community»
Lessee Name(s) (Collectively, "Lessee")	«Lessee_Names»	
Lot Leased ("Lot")	«Lot_Address», Springfield, Illinois	

This Animal Addendum amends Section 10(E)(8) of the lease signed between the Lessor and Lessee for the Lot (and if applicable, Manufactured Home) ("Lease"), said Section 10(E)(8) stating as follows: *The Lessee shall not allow, keep or otherwise have animals in the Lot (and if applicable, Manufactured Home) or Park without written consent of Lessor at any time, for any length of time, not even to visit. Such written permission, if any, shall be a revocable license may be immediately revoked by Lessor with written notice to the Lessee, sent by certified mail, return-receipt requested and by regular mail.*

In consideration of Lessor's written permission as set forth herein and in consideration of Lessee's covenants as set forth herein, the parties hereby amend the Lease as follows:

1. GRANT OF LICENSE. The Lessor shall allow an exception to Section 7(C)(8) of the Lease by allowing Lessee to keep the following animal(s) (Individually or Collectively, "Animal") at the Manufactured Home and/or the Lot:

Animal 1 Animal Type (e.g., Dog, Cat, Etc.):	«A1_Type»	Animal 1 Animal Breed: (e.g., Collie, Siamese, Etc.):	«A1_Breed»
Animal 2 Animal Type (e.g., Dog, Cat, Etc.):	«A2_Type»	Animal 2 Animal Breed: (e.g., Collie, Siamese, Etc.):	«A2_Breed»

NOTE: Color picture(s) of all animals must be included with this Addendum!

2. CONDITIONS OF LICENSE. The Lessee agrees to the following conditions regarding the Animal (**check all that apply**):

A. Lessee shall pay a non-refundable animal payment of \$«Additional Lumpsum Animal Payment» which is due to Lessor before the Animal is allowed into or on the Lot (and if applicable, Manufactured Home);

AND/OR

B. Lessee shall pay as additional rent in the amount of \$«Additional Monthly Animal Payment» and such rent shall be due the same time as the original rent as set forth in the Lease;

C. The Animal shall, at all times, remain outside any manufactured home on the Lot (i.e., the Animal shall not allowed to be kept inside any manufactured home on the Lot at any time);

D. The Animal shall, at all times, remain inside any manufactured home on the Lot (i.e., the Animal shall not allowed to be kept outside of any manufactured home on the Lot at any time);

E. That the Lessee, upon either the expiration or termination of the Lease, upon the Animal being removed from any manufactured home on the Lot, or upon the abandonment of the Lot or any manufactured home on the Lot by the Lessee, that the Lessee shall restore the grounds of the Lot (i.e., yard) and/or the interior of Manufactured Home in as good a condition as it was prior to the Animal being allowed onto it, to the satisfaction of the Lessor. The Lessor may utilize a yard or landscaping company or building contractor as verification of Lessee's compliance with this Subsection; and,

F. That the Lessor or Lessee shall, before the Animal may be allowed into or on Lot (and if applicable, Manufactured Home), and during the entire term of the Lease, obtain and maintain, at Lessee's expense, comprehensive general and public liability insurance with limits of Five Hundred Thousand and No/100 Dollars (\$500,000.00) per person and One Million and No/100 Dollars (\$1,000,000.00) per occurrence, naming Lessor and «Community» as additional insureds and containing an endorsement requiring ten (10) days written notice from the insurance company to Lessor before cancellation or change in the coverage, scope or amount of the policy and Lessee shall provide Lessor with a certificate or other acceptable proof of such insurance coverage. In the event Lessor obtains such coverage, any premiums will be considered as additional rent due on the first day of the full month following Lessee's presentment of a bill or invoice to Lessee.

G. The Lessee shall insure that the Animal does not cause any violation of any public health and safety code or any other local, state and federal ordinances, rules, regulations, statutes, or codes as required of Lessee in Section 7(C)(16) (including but not limited to having all required inoculations and licenses) of the Lease and that the Animal shall not at any time, for any length of time, become a threat to human beings, other animals or property (real or personal) while on Lot. Lessee warrants that the Animal has all required inoculations and licenses as of the date of this Animal Addendum and shall provide Lessor with annual verification of such required inoculations and licenses.

H. Animals must be properly supervised and controlled at all times. Animals must be kept on a short leash while in any common areas or outside Lot. Barking will not be tolerated if it is considered to be a nuisance to other lessees, occupants of Lot (and if applicable, Manufactured Home) adjoining lots, the Park or neighborhood. Proper disposal of cat litter (properly bagged) will be done on a frequent basis. Odors arising from cat litter will not be tolerated.

I. Lessee warrants that the Animal is housebroken. Lessee warrants that the Animal has no history of causing physical harm to persons or property such as: biting, scratching, chewing etc., and further warrants that the Animal has no vicious history or tendencies

3. REVOCATION OF LICENSE. The Lessee understands and agrees that this Animal Addendum constitutes the Lessor's written permission to allow the Lessee to have and maintain the Animal into and on the Manufactured Home and/or the Lot and that such permission as set forth in this Animal Addendum is a revocable license in favor of Lessor (i.e., Lessor's permission may be canceled by Lessor at Lessor's sole discretion) that is revocable with mere written notice to Lessee. In the event of such revocation, if any, the Lessee agrees to remove the Animal from the Manufactured Home and/or the Lot and acknowledges that any further habitation by the Animal at the Premises, Manufactured Home and/or the Lot will be a material violation of the Lease.

4. LESSEE INDEMNIFICATION. The Lessee shall defend, indemnify and hold harmless the Lessor for any and all liability, demands, claims and causes of action arising from the Animal being kept in and on the Lot (and if applicable, Manufactured Home) including, but not limited to, health/safety code violations and personal injuries resulting from the Animal, including, but not limited to, attacks and attorneys' fees. Such defense, indemnification and holding harmless by Lessee shall not be limited to any applicable insurance maintained by Lessee.

5. ACKNOWLEDGMENT OF LICENSE. Lessee understands that Lessor's grant of permission permitting Lessee to keep the Animal at the Lot is a revocable license that is revocable at the will of the Lessor and that any waiver of Lessee's obligation in one instance shall not operate as a waiver of any provisions of the terms and conditions of this Animal Addendum.

6. CONFLICTS. The terms of this Animal Addendum are to supplement and amend the Lease but in the event of any conflict between the terms of the Lease and this Animal Addendum, the terms of this Animal Addendum shall control.

7. SIGNATURES

LESSEE: I/WE ACKNOWLEDGE THAT I/WE HAVE REVIEWED THIS ANIMAL ADDENDUM, AGREED TO BE BOUND BY ITS TERMS AND HAVE RECEIVED A COPY OF SAME:

LESSEE: «Lessee_Names» X _____ (Lessee signature) X _____ (Lessee signature)	LESSOR: Buddy's Mobile Home Management, Inc. BY: _____ (Lessor's duly authorized agent signature)
---	--



ADDENDUM B - MOVE OUT CHARGE POLICY

(This Addendum B is only applicable if Lessor owns the Manufactured Home)

In the event you move out, you will be charged the following charges against your security deposit for conditions beyond normal wear and tear. These prices are non-negotiable. Many of these can be avoided by letting the Lessor know there is a problem when the problem occurs. Deferred maintenance that the Lessor was not notified will be charged to you.

● Replace Light Bulb	\$6.00 (each)	● Replace Mini Blind	\$12.00 (each)
● Repair hole in drywall	\$65.00 (each)	● Repair hole in ceiling	\$90.00 (each)
● Repaint Walls	\$100.00 per room	● Repaint Ceiling	\$150.00 per room
● Repaint Doors	\$30.00 per door	● Repaint Trim	\$200.00 per room
● Replace Light Fixture	\$90.00 (each)	● Replace Ceiling Fan	\$150.00 (each)
● Replace outlet cover	\$4.00 (each)	● Replace outlet/switch	\$40.00 (each)
● Clean Carpets	\$50.00 per room	● Replace Carpet	\$300.00 per room
● Replace Interior Door	\$100.00 (each)	● Replace Exterior Door	\$300.00 (each)
● Replace Door Handle	\$50.00 (each)	● Replace Door Latch	\$12.00 (each)
● Replace Entry Locks	\$75.00 (each)	● Replace Storm Door	\$190.00 (each)
● Replace Window	\$200.00 (each)	● Haul Furniture	\$40.00 (each)
● Clean Kitchen Cabinets	\$100.00	● Clean Kitchen Counters	\$20.00
● Clean Appliance	\$50.00 (each)	● Clean Kitchen Floor	\$20.00
● Clean Bathtub	\$30.00 (each)	● Clean Bathroom Sink	\$20.00 (each)
● Clean Bathroom Floor	\$20.00 (each)	● Repair floor tile	\$25.00 (each)
● Replace Mirror	\$50.00 (each)	● Replace Med. Cabinet	\$110.00 (each)
● Repair Any Plumbing	\$85/hour	● Replace Tub Fixture	\$200.00 (each)
● Replace Vanity Faucet	\$125.00 (each)	● Replace Kitchen Faucet	\$175.00 (each)
● Mow Lawn	\$75.00	● Trim Bushes	\$75.00
● Miscellaneous Removal	\$250.00/truckload	● All Other Repairs	\$50.00/hour, per person

I HAVE READ, UNDERSTAND, ACKNOWLEDGE AND AGREE TO THE ABOVE.

LESSEE: «Lessee_Names»

X _____
(Lessee signature)

X _____
(Lessee signature)



ADDENDUM C - ZERO TOLERANCE FOR CRIMINAL ACTIVITY

The Lessor has zero tolerance for criminal activity in or around the Leased Premises. This policy applies to the Lessee(s), resident(s), guest(s), and/or family member(s). The Lessor will immediately report any evidence of criminal activity to the proper authorities, and the Lessee's engagement in any criminal activity is a default of the Lease.

The Lessee(s) understands his/her responsibility to call 911 and report any suspicious activity observed, and then notify the Lessor.

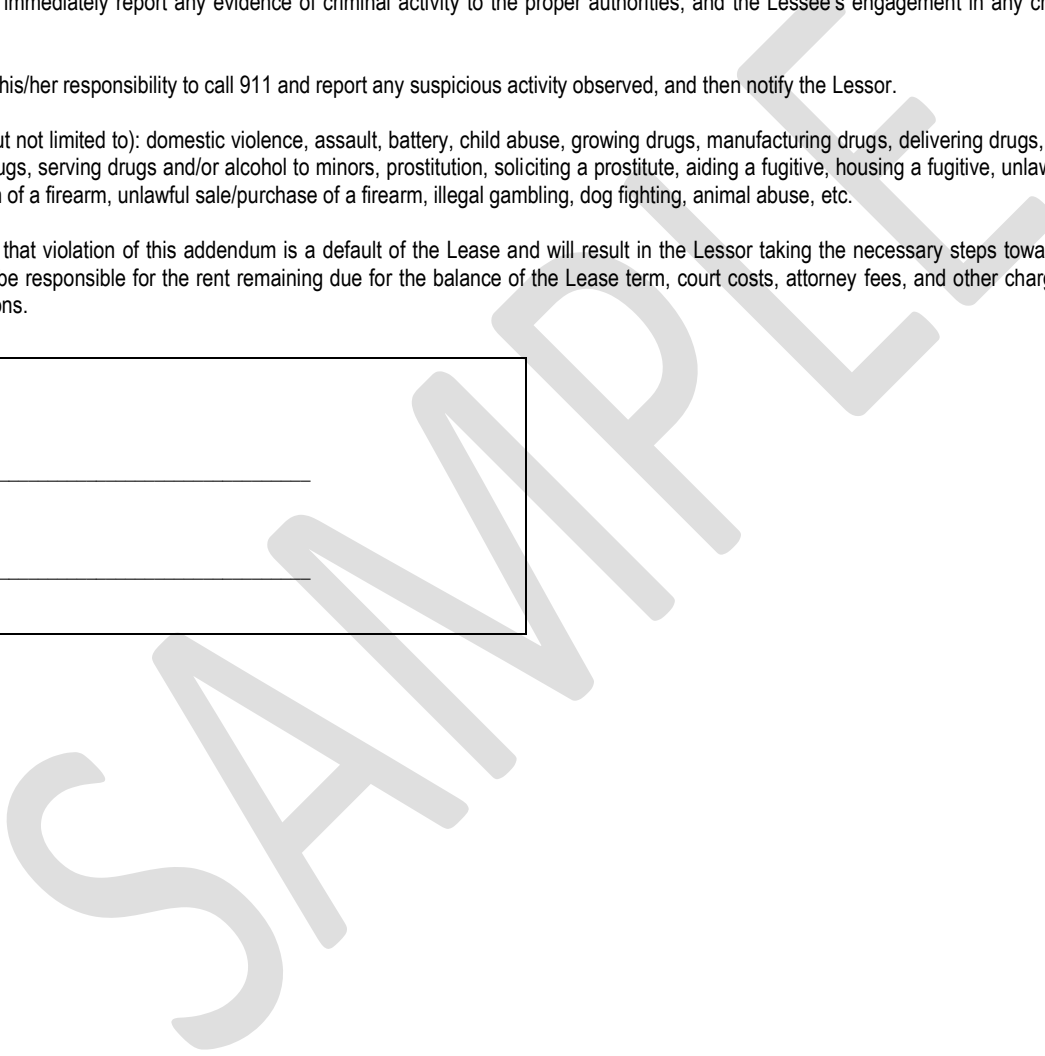
Criminal activity includes (but not limited to): domestic violence, assault, battery, child abuse, growing drugs, manufacturing drugs, delivering drugs, distributing drugs, selling drugs, consuming drugs, serving drugs and/or alcohol to minors, prostitution, soliciting a prostitute, aiding a fugitive, housing a fugitive, unlawful discharge of a firearm, unlawful possession of a firearm, unlawful sale/purchase of a firearm, illegal gambling, dog fighting, animal abuse, etc.

The Lessee(s) understands that violation of this addendum is a default of the Lease and will result in the Lessor taking the necessary steps towards eviction of the Lessee(s). The Lessee will be responsible for the rent remaining due for the balance of the Lease term, court costs, attorney fees, and other charges in accordance with state and local regulations.

LESSEE: «Lessee_Names»

X _____
(Lessee signature)

X _____
(Lessee signature)





ADDENDUM D – LEAD-BASED PAINT PAMPHLET

(This Addendum D is only applicable if Lessor owns the Manufactured Home)

Protect Your Family from Lead in Your Home

United States Environmental Protection Agency
United States Consumer Product Safety Commission
United States Department of Housing and Urban Development

Simple Steps To Protect Your Family From Lead Hazards

If you think your home has high levels of lead:

- Get your young children tested for lead, even if they seem healthy.
- Wash children's hands, bottles, pacifiers, and toys often.
- Make sure children eat healthy, low-fat foods.
- Get your home checked for lead hazards.
- Regularly clean floors, window sills, and other surfaces.
- Wipe soil off shoes before entering house.
- Talk to your landlord about fixing surfaces with peeling or chipping paint.
- Take precautions to avoid exposure to lead dust when remodeling or renovating (call 1-800-424-LEAD for guidelines).
- Don't use a belt-sander, propane torch, high temperature heat gun, scraper, or sandpaper on painted surfaces that may contain lead.
- Don't try to remove lead-based paint yourself.

Are You Planning To Buy, Rent, or Renovate a Home Built Before 1978?

Many houses and apartments built before 1978 have paint that contains high levels of lead (called lead based paint). Lead from paint, chips, and dust can pose serious health hazards if not taken care of properly.

OWNERS, BUYERS, and RENTERS are encouraged to check for lead (see page 2) before renting, buying or renovating pre-1978 housing.

Federal law requires that individuals receive certain information before renting, buying, or renovating pre-1978 housing:

LANDLORDS have to disclose known information on lead-based paint and lead-based paint hazards before leases take effect. Leases must include a disclosure about lead-based paint.

LESSORS have to disclose known information on lead-based paint and lead-based paint hazards before selling a house. Sales Leases must include a disclosure about lead-based paint. Buyers have up to 10 days to check for lead.

RENOVATORS disturbing more than 2 square feet of painted surfaces have to give you this pamphlet before starting work.

IMPORTANT!

Lead From Paint, Dust, and Soil Can Be Dangerous If Not Managed Properly

- FACT: Lead exposure can harm young children and babies even before they are born.
- FACT: Even children who seem healthy can have high levels of lead in their bodies.
- FACT: People can get lead in their bodies by breathing or swallowing lead dust, or by eating soil or paint chips containing lead.
- FACT: People have many options for reducing lead hazards. In most cases, lead-based paint that is in good condition is not a hazard.
- FACT: Removing lead-based paint improperly can increase the danger to your family. If you think your home might have lead hazards, read this pamphlet to learn some simple steps to protect your family.

Lead Gets in the Body in Many Ways

People can get lead in their body if they:

- Breathe in lead dust (especially during renovations that disturb painted surfaces).
- Put their hands or other objects covered with lead dust in their mouths.
- Eat paint chips or soil that contains lead.

Lead is even more dangerous to children under the age of 6:

- At this age children's brains and nervous systems are more sensitive to the damaging effects of lead.
- Children's growing bodies absorb more lead.
- Babies and young children often put their hands and other objects in their mouths. These objects can have lead dust on them.
- Lead is also dangerous to women of childbearing age:

■ Women with a high lead level in their system prior to pregnancy would expose a fetus to lead through the placenta during fetal development.

Childhood lead poisoning remains a major environmental health problem in the U.S. Even children who appear healthy can have dangerous levels of lead in their bodies.

Lead's Effects

It is important to know that even exposure to low levels of lead can severely harm children.

In children, lead can cause:

- Nervous system and kidney damage.
- Learning disabilities, attention deficit disorder, and decreased intelligence.
- Speech, language, and behavior problems.

- Poor muscle coordination.
- Decreased muscle and bone growth.
- Hearing damage.

While low-lead exposure is most common, exposure to high levels of lead can have devastating effects on children, including seizures, unconsciousness, and, in some cases, death. Although children are especially susceptible to lead exposure, lead can be dangerous for adults too.

In adults, lead can cause:

- Increased chance of illness during pregnancy.
- Harm to a fetus, including brain damage or death.
- Fertility problems (in men and women).
- High blood pressure.
- Digestive problems.
- Nerve disorders.
- Memory and concentration problems.
- Muscle and joint pain.

Lead affects the body in many ways: Brain or Nerve Damage, Slowed Growth, Hearing Problems, Reproductive Problems (adults), Digestive Problems.

Where Lead-Based Paint Is Found

Many homes built before 1978 have lead based paint. The federal government banned lead-based paint from housing in 1978. Some states stopped its use even earlier. Lead can be found:

- In homes in the city, country, or suburbs.
- In apartments, single-family homes, and both private and public housing.
- Inside and outside of the house.
- In soil around a home. (Soil can pick up lead from exterior paint or other sources such as past use of leaded gas in cars.)

In general, the older your home, the more likely it has lead based paint.

Checking Your Family for Lead

To reduce your child's exposure to lead, get your child checked, have your home tested (especially if your home has paint in poor condition and was built before 1978), and fix any hazards you may have.

Children's blood lead levels tend to increase rapidly from 6 to 12 months of age, and tend to peak at 18 to 24 months of age. Consult your doctor for advice on testing your children. A simple blood test can detect high levels of lead. Blood tests are usually recommended for:

- Children at ages 1 and 2.
- Children or other family members who have been exposed to high levels of lead.
- Children who should be tested under your state or local health screening plan. Your doctor can explain what the test results mean and if more testing will be needed.

Get your children and home tested if you think your home has high levels of lead.

Identifying Lead Hazards

Lead-based paint is usually not a hazard if it is in good condition, and it is not on an impact or friction surface, like a window. It is defined by the federal government as paint with lead levels greater than or equal to 1.0 milligram per square centimeter, or more than 0.5% by weight.

Deteriorating lead-based paint (peeling, chipping, chalking, cracking or damaged) is a hazard and needs immediate attention. It may also be a hazard when found on surfaces that children can chew or that get a lot of wear-and-tear, such as:

- Windows and window sills.
- Doors and door frames.
- Stairs, railings, banisters, and porches.

Lead dust can form when lead-based paint is scraped, sanded, or heated. Dust also forms when painted surfaces bump or rub together. Lead chips and dust can get on surfaces and objects that people touch. Settled lead dust can re-enter the air when people vacuum, sweep, or walk through it. The following two federal standards have been set for lead hazards in dust:

- 40 micrograms per square foot ($\mu\text{g}/\text{ft}^2$) and higher for floors, including carpeted floors.
- 250 $\mu\text{g}/\text{ft}^2$ and higher for interior window sills. Lead in soil can be a hazard when children play in bare soil or when people bring soil into the house on their shoes.

The following two federal standards have been set for lead hazards in residential soil:

- 400 parts per million (ppm) and higher in play areas of bare soil.
- 1,200 ppm (average) and higher in bare soil in the remainder of the yard.

The only way to find out if paint, dust and soil lead hazards exist is to test for them. The next page describes the most common methods used.

Lead from paint chips, which you can see, and lead dust, which you can't always see, can both be serious hazards.

Checking Your Home for Lead

You can get your home tested for lead in several different ways:

- A paint inspection tells you whether your home has lead-based paint and where it is located. It won't tell you whether or not your home currently has lead hazards.
- A risk assessment tells you if your home currently has any lead hazards from lead in paint, dust, or soil. It also tells you what actions to take to address any hazards.
- A combination risk assessment and inspection tells you if your home has any lead hazards and if your home has any lead-based paint, and where the lead-based paint is located. Hire a trained and certified testing professional who will use a range of reliable methods when testing your home.
- Visual inspection of paint condition and location.
- A portable x-ray fluorescence (XRF) machine.
- Lab tests of paint, dust, and soil samples.

There are state and federal programs in place to ensure that testing is done safely, reliably, and effectively. Contact your state or local agency (see pages 3 and 4) for more information, or call 1-800-424-LEAD (5323) for a list of contacts in your area.

Home test kits for lead are available, but may not always be accurate. Consumers should not rely on these kits before doing renovations or to assure safety.

Just knowing that a home has lead based paint may not tell you if there is a hazard.

What You Can Do Now To Protect Your Family

If you suspect that your house has lead hazards, you can take some immediate steps to reduce your family's risk:

- If you rent, notify your landlord of peeling or chipping paint.
- Clean up paint chips immediately.
- Clean floors, window frames, window sills, and other surfaces weekly. Use a mop or sponge with warm water and a general all-purpose cleaner or a cleaner made specifically for lead. REMEMBER: NEVER MIX AMMONIA AND BLEACH PRODUCTS TOGETHER SINCE THEY CAN FORM A DANGEROUS GAS.
- Thoroughly rinse sponges and mop heads after cleaning dirty or dusty areas.
- Wash children's hands often, especially before they eat and before nap time and bed time.
- Keep play areas clean. Wash bottles, pacifiers, toys, and stuffed animals regularly.
- Keep children from chewing window sills or other painted surfaces.
- Clean or remove shoes before entering your home to avoid tracking in lead from soil.

- Make sure children eat nutritious, low-fat meals high in iron and calcium, such as spinach and dairy products. Children with good diets absorb less lead.

Reducing Lead Hazards In The Home

In addition to day-to-day cleaning and good nutrition:

- You can temporarily reduce lead hazards by taking actions such as repairing damaged painted surfaces and planting grass to cover soil with high lead levels. These actions (called "interim controls") are not permanent solutions and will need ongoing attention.
- To permanently remove lead hazards, you should hire a certified lead "abatement" contractor. Abatement (or permanent hazard elimination) methods include removing, sealing, or enclosing lead-based paint with special materials. Just painting over the hazard with regular paint is not permanent removal.
- Always hire a person with special training for correcting lead problems—someone who knows how to do this work safely and has the proper equipment to clean up thoroughly. Certified Leaseors will employ qualified workers and follow strict safety rules as set by their state or by the federal government.
- Once the work is completed, dust cleanup activities must be repeated until testing indicates that lead dust levels are below the following:
 - 40 micrograms per square foot ($\mu\text{g}/\text{ft}^2$) for floors, including carpeted floors;
 - 250 $\mu\text{g}/\text{ft}^2$ for interior windows sills; and
 - 400 $\mu\text{g}/\text{ft}^2$ for window troughs.

Call your state or local agency (see bottom of page 11) for help in locating certified professionals in your area and to see if financial assistance is available.

Removing lead improperly can increase the hazard to your family by spreading even more lead dust around the house. Always use a professional who is trained to remove lead hazards safely.

Remodeling or Renovating a Home With Lead-Based Paint

Take precautions before your contractor or you begin remodeling or renovating anything that disturbs painted surfaces (such as scraping off paint or tearing out walls):

- Have the area tested for lead-based paint.
- Do not use a belt-sander, propane torch, high temperature heat gun, dry scraper, or dry sandpaper to remove lead-based paint. These actions create large amounts of lead dust and fumes. Lead dust can remain in your home long after the work is done.
- Temporarily move your family (especially children and pregnant women) out of the apartment or house until the work is done and the area is properly cleaned. If you can't move your family, at least completely seal off the work area.
- Follow other safety measures to reduce lead hazards. You can find out about other safety measures by calling 1-800-424-LEAD. Ask for the brochure "Reducing Lead Hazards When Remodeling Your Home." This brochure explains what to do before, during, and after renovations.

If you have already completed renovations or remodeling that could have released lead-based paint or dust, get your young children tested and follow the steps outlined on page 7 of this brochure.

If not conducted properly, certain types of renovations can release lead from paint and dust into the air.

Other Sources of Lead

- Drinking water. Your home might have plumbing with lead or lead solder. Call your local health department or water supplier to find out about testing your water. You cannot see, smell, or taste lead, and boiling your water will not get rid of lead. If you think your plumbing might have lead in it:
 - Use only cold water for drinking and cooking.
 - Run water for 15 to 30 seconds before drinking it, especially if you have not used your water for a few hours.
 - The job. If you work with lead, you could bring it home on your hands or clothes. Shower and change clothes before coming home. Launder your work clothes separately from the rest of your family's clothes.
 - Old painted toys and furniture.
 - Food and liquids stored in lead crystal or lead-glazed pottery or porcelain.
 - Lead smelters or other industries that release lead into the air.
 - Hobbies that use lead, such as making pottery or stained glass, or refinishing furniture.
 - Folk remedies that contain lead, such as "greta" and "azarcon" used to treat an upset stomach.
- While paint, dust, and soil are the most common sources of lead, other lead sources also exist.

For More Information

The National Lead Information Center

- Call 1-800-424-LEAD (424-5323) to learn how to protect children from lead poisoning and for other information on lead hazards. To access lead information via the web, visit www.epa.gov/lead and www.hud.gov/offices/lead/. EPA's Safe Drinking Water Hotline

- Call 1-800-426-4791 for information about lead in drinking water. Consumer Product Safety Commission (CPSC) Hotline

- To request information on lead in consumer products, or to report an unsafe consumer product or a product-related injury call 1-800-638-2772, or visit CPSC's Web site at: www.cpsc.gov.

Health and Environmental Agencies

- Some cities, states, and tribes have their own rules for lead-based paint activities. Check with your local agency to see which laws apply to you. Most agencies can also provide information on finding a lead abatement firm in your area, and on possible sources of financial aid for reducing lead hazards. Receive up-to-date address and phone information for your local contacts on the Internet at www.epa.gov/lead or contact the National Lead Information Center at 1-800-424-LEAD. For the hearing impaired, call the Federal Information Relay Service at 1-800-877-8339 to access any of the phone numbers in this brochure.

EPA Regional Offices

Region 1 (Connecticut, Massachusetts, Maine, New Hampshire, Rhode Island, Vermont)

Regional Lead Contact
U.S. EPA Region 1
Suite 1100 (CPT)
One Congress Street
Boston, MA 02114-2023
1 (888) 372-7341

Region 2 (New Jersey, New York, Puerto Rico, Virgin Islands)

Regional Lead Contact
U.S. EPA Region 2
2890 Woodbridge Avenue
Leased Premises 209, Mail Stop 225
Edison, NJ 08837-3679
(732) 321-6671

Region 3 (Delaware, Maryland, Pennsylvania, Virginia, Washington DC, West Virginia)

Regional Lead Contact
U.S. EPA Region 3 (3WC33)
1650 Arch Street
Philadelphia, PA 19103
(215) 814-5000

Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee)

Regional Lead Contact
U.S. EPA Region 4

61 Forsyth Street, SW
Atlanta, GA 30303
(404) 562-8998

Region 5 (Illinois, Indiana, Michigan, Minnesota, Ohio, Wisconsin)
Regional Lead Contact
U.S. EPA Region 5 (DT-8J)
77 West Jackson Boulevard
Chicago, IL 60604-3666
(312) 886-6003

EPA Regional Offices

Region 6 (Arkansas, Louisiana, New Mexico, Oklahoma, Texas)
Regional Lead Contact
U.S. EPA Region 6
1445 Ross Avenue, 12th Floor
Dallas, TX 75202-2733
(214) 665-7577

Region 7 (Iowa, Kansas, Missouri, Nebraska)
Regional Lead Contact
U.S. EPA Region 7
(ARTD-RALI)
901 N. 5th Street
Kansas City, KS 66101
(913) 551-7020

Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming)
Regional Lead Contact
U.S. EPA Region 8
999 18th Street, Suite 500
Denver, CO 80202-2466
(303) 312-6021

Region 9 (Arizona, California, Hawaii, Nevada)
Regional Lead Contact
U.S. Region 9
75 Hawthorne Street
San Francisco, CA 94105
(415) 947-4164

Region 10 (Alaska, Idaho, Oregon, Washington)
Regional Lead Contact
U.S. EPA Region 10
Toxics Section WCM-128
1200 Sixth Avenue
Seattle, WA 98101-1128
(206) 553-1985

Your Regional EPA Office can provide further information regarding regulations and lead protection programs.

CPSC Regional Offices Eastern Regional Center
Consumer Product Safety Commission
201 Varick Street, Room 903
New York, NY 10014
(212) 620-4120

Central Regional Center
Consumer Product Safety Commission
230 South Dearborn Street, Room 2944
Chicago, IL 60604
(312) 353-8260

Western Regional Center
Consumer Product Safety Commission
1301 Clay Street, Suite 610-N
Oakland, CA 94612
(510) 637-4050

HUD Lead Office

Please contact HUD's Office of Healthy Homes and Lead Hazard Control for information on lead regulations, outreach efforts, and lead hazard control and research grant programs.

U.S. Department of Housing and Urban Development
Office of Healthy Homes and Lead Hazard Control
451 Seventh Street, SW, P-3206
Washington, DC 20410
(202) 755-1785

Your Regional CPSC Office can provide further information regarding regulations and consumer product safety.

SAMPLE



ADDENDUM E – RADON TESTING GUIDELINES

(This Addendum E is only applicable if Lessor owns the Manufactured Home)

Radon Testing Guidelines for Real Estate Transactions

Because of the unique nature of real estate transactions, involving multiple parties and financial interests, the U.S. Environmental Protection Agency (U.S. EPA) designed special protocols for radon testing in real estate transactions. The Illinois Emergency Management Agency (IEMA)-Division of Nuclear Safety has adapted these protocols to conform to its radon regulations. These options are listed in simplified form in the table below.

Recommendations for Real Estate Transactions IEMA strongly recommends ALL home buyers have an indoor radon test performed prior to purchase or taking occupancy, and mitigated if elevated levels are found. It is not in the best interest of the Purchaser or seller to rely on a radon measurement performed by anyone other than a licensed measurement professional or technician. Elevated radon concentrations can easily be reduced by a qualified, licensed radon mitigator.

Test Options for Real Estate Transactions Conduct a short-term radon test in each of the lowest structural areas of the home. For example, if the house has one or more of the following foundation types, e.g., basement, crawl space, slab-on-grade, a test in each area is required for licensed professional measurements.

What to Look for in Short-Term Real Estate Testing Options When do you average radon test results?

The only time radon test results can be averaged is when two test results are placed simultaneously. Test results from different areas, such as above the crawl space and in the basement, are considered two different tests. Results are each independent of the other and are reported independently, such as basement result of 4.2 pCi/L and family room over crawl space result of 6.1 pCi/L. With an elevated radon level in any one of the lowest structural areas, the recommendation is to fix the house. Continuous monitor placed in each of the lowest structural area suitable for occupancy. Two detectors, four inches apart, in each of the lowest structural areas suitable for occupancy. Fix the home if the average of the two tests is 4 pCi/L or more.

Simultaneous Two short-term tests, 48 hours or longer, performed at the same time.

Continuous Monitor Test One test, 48 hours or longer, performed with an active continuous monitor that integrates and records radon levels hourly. Short-term tests may last between two and 90 days. Most last between two and seven days. Tests between seven and 90 days are usually impractical for real estate transactions. Examples of short-term detectors used in real estate testing include: activated charcoal canisters, charcoal liquid scintillation vials, electret chambers and continuous radon monitors. Rev. 12/9/2007 (IEMA 018)

Interference with successful completion of a radon measurement is illegal in Illinois.

IEMA-Division of Nuclear Safety 1035 Outer Park Drive • Springfield, IL 62704 (217) 782-1325 • TDD: (217) 782-6023

IEMA-Division of Nuclear Safety Recommendations for Real Estate Radon Measurements

- Hire a licensed radon measurement professional.
- Be sure that IEMA-Division of Nuclear Safety Radon Program radon testing protocols are followed.
- Contact the IEMA-Division of Nuclear Safety Radon Program if you are uncertain about anything regarding radon testing. www.radon.illinois.gov

Disclosure of Radon Information

The Illinois Radon Awareness Act and the Illinois Real Property Disclosure Act requires that a seller of a home disclose information if aware of unsafe concentrations of radon in the home. The acts do not require that testing or remediation work be conducted. However, many relocation companies and lending institutions, as well as home Purchasers, request a radon test when purchasing a house. Sellers and brokers are cautioned to err on the side of full disclosure of material facts prior to entering into a purchase agreement.

When Testing

Be aware that any test lasting less than a week requires closed-house conditions. Closed-house conditions mean keeping all windows closed, keeping doors closed except for normal entry and exit, and not operating fans or other machines which bring air in from outside (except for fans that are part of a radon reduction system, or small exhaust fans that operate for only short periods of time).

- Before Testing: Begin closed-house conditions at least 12 hours before the start of the short-term test.
- During Testing: Maintain closed-house conditions during the entire duration of the short term test, especially for tests less than one week in duration. Operate home heating or cooling systems normally during the test. For tests lasting less than one week, only operate air conditioning units that recirculate interior air. Note that professional measurement licensees are required to post Radon Measurement in Progress Notifications at every building entry.

Where the test should be conducted

Place the detector or detectors in each lowest area suitable for occupancy, such as:

- a family room, living room, den, playroom, bedroom, workshop, or exercise room;
- in the lowest level suitable for occupancy, even if it isn't currently used but could be, without renovating.

For instance, if the house has one or more of the following foundation types, e.g., basement, crawl space, slab-on-grade, a test should be performed in the basement and in at least one room over the crawlspace and slab-on-grade area. If an elevated radon concentration is found and confirmed in one of these areas, fix the house.

DO NOT MEASURE:

- in the kitchen, laundry room and bathroom (because fan systems and humidity may affect some detectors); or
- in crawl spaces, on floor or wall cracks, or right next to a sump pump, as this may cause a false high reading.

The detector should be placed:

- in an area where it will not be disturbed;
- at least three feet from doors and windows to the outside;
- at least one foot from exterior walls;
- 20 inches to 6 feet from the floor;
- at least four inches away from other objects horizontally and directly above the detector;
- away from drafts; and
- four feet from heat, fireplaces, furnaces, and away from direct sunlight and areas of high humidity.

If the test results show radon levels above 4 pCi/L

Contact the IEMA-Division of Nuclear Safety Radon Program. Staff can provide names and addresses of professional radon mitigators who are trained to reduce radon concentrations. We also recommend that you see our web site www.radon.illinois.gov or contact the Radon Program for a copy of our brochure, IEMA-Division of Nuclear Safety Guide to Radon Mitigation.

After a radon reduction system is installed

Perform an independent short-term test to ensure that the reduction system is effective. Make sure the system is operating during the entire test.

The IEMA-Division of Nuclear Safety Radon Program can provide:

- Information about radon and radon testing;
- Names of licensed radon measurement professionals;
- Names of licensed radon mitigation professionals trained to reduce radon.



Buddy's Mobile Home Management, Inc. • 3351 Terminal Avenue, #7, Springfield, Illinois 62707 • Telephone: (217) 679-2254

MANUFACTURED HOME NON-SIGNING OF LEASE RECEIPT

Date of Addendum (MM/DD/YY)		
«Date of Lease MMDDYY»		
Lessor Name ("Lessor") and Park Name ("Park")	Lessor	Park
	Buddy's Mobile Home Management, Inc.	«Community»
Lessee Name(s) (Collectively, "Lessee")	«Lessee_Names»	
Lot Leased ("Lot")	«Lot_Address», Springfield, Illinois	

Lessee acknowledges and agrees that Lessee has been offered a written lease which has been signed and tendered by Lessor and hereby provide(s) Lessor with this rejection in writing of such offer. Without signing the lease, the Lessee has decided to continue Lessee's possession of the Lot (and if applicable, Manufactured Home) at the Park and pay rent in the amount currently in effect with Lessor without further reservation.

LESSEE: I/WE ACKNOWLEDGE THAT I/WE HAVE REVIEWED THIS RECEIPT, AGREED TO BE BOUND BY ITS TERMS AND HAVE RECEIVED A COPY OF SAME:

<p>LESSEE: «Lessee_Names»</p> <p>X _____ (Lessee signature)</p> <p>X _____ (Lessee signature)</p>	<p>LESSOR: Buddy's Mobile Home Management, Inc.</p> <p>BY: _____ (Lessor's duly authorized agent signature)</p>
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