

RESIDENTIAL LEASE AGREEMENT

THIS LEASE AGREEMENT made and entered into on the ____ day of _____, 2025, by and between Sooner Property Solutions, LLC, 1320 N 16th St., Chickasha, OK 73018 (hereinafter referred to as "Landlord"), and the occupants _____

_____ (hereinafter referred to collectively as "Tenant") for the purpose of renting the home and/or lot located at Lot _____, SOONER MOBILE HOME PARK, 1400 N. 16th St., Chickasha, Oklahoma 73018, (hereinafter referred to as "Premises")

RECITALS

WHEREAS, Landlord is the manager of Sooner Mobile Home Park in Chickasha, Oklahoma and is authorized to rent Property to qualified Tenants and manage same.

WHEREAS, Tenant desires to rent a home and or lot from the Landlord for the purpose of a residence and for no other purpose.

WHEREAS, Landlord and Tenant have reviewed the following terms and conditions and agree to be bound by same.

TERMS

THEREFORE IN CONSIDERATION OF THE TERMS, COVENANTS AND OBLIGATIONS contained herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto agree as follows:

TERM. This lease is for a term of _____ months (the "Lease Term"), begins on the ____ day of _____, 202__ ("Commencement Date") and expires at 11:59 p.m. on the _____ day of _____, 202__ ("Expiration Date") and continuing thereafter on a month-to-month basis until the Landlord or Tenant terminates the tenancy. Tenant agrees to give Landlord at least 30 day written notice of intent to vacate the Premises. If Tenant pays a Hold Fee then the Lease Term shall begin when the Hold expires.

ADDRESS. Tenants home address at Sooner Mobile Home Park is 1400 N. 16th St., # _____, Chickasha, Oklahoma 73018.

RENT. Tenant agrees to pay rent to Sooner Property Solutions, LLC, 1320 N 16th St., Chickasha, OK 73018, in the total amount of \$ _____ at the rate of \$ _____ per month. This monthly rent includes the following:

Home/Lot Rental	\$ _____
Monthly Pet Fee (# of pets _____)	\$ _____
Other _____	\$ _____
Trash Fee	\$ 30.00
Monthly HVAC Filter Change Fee	\$ 25.00

Tenant shall pay prorated rent in the amount of _____ on or before _____ for the period of _____ to _____.

Tenant shall pay each monthly rent payment, without demand, to the Landlord in advance by 5:00 p.m. on the 1st day of each month. The last month's rent is payable by money order, cashier's check, or electronic payment. If

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Tenant fails to pay rent when due and the default continues for five (5) days thereafter, Landlord may, at its option, declare the entire balance of rent payable hereunder to be immediately due and payable, and may exercise any and all rights and remedies available to Landlord by law or may immediately terminate this Agreement.

Tenant shall also be responsible for paying all utility costs and other services for the enjoyment of the Premises.

DEPOSITS. Upon the execution of this Agreement, Tenant shall deposit with Landlord the sum of \$ _____ (Security Deposit), \$ _____ (Non-Refundable Pet Deposit) and \$ _____ (Non-Refundable Hold Fee), receipt of which is hereby acknowledged by Landlord, as security for any damage caused to the Premises during the term hereof. The Pet Deposit is non-refundable. THE DEPOSIT IS NOT THE LAST MONTH'S RENT. The Security Deposit shall be returned to Tenant, without interest, and less any deductions for damages and sums owed upon the termination of this Agreement. Tenant will be responsible for paying for all damage or excessive use of the Premises and shall not be limited by the amount of the deposit. Upon request, Landlord shall provide a statement of any damage deductions, or request for further payment, to Tenant at such address as the Tenant shall provide at the termination of this Lease.

CONCESSIONS. Landlord has provided the following concession(s) to the Tenant as an inducement to enter into this Lease and fulfill the obligations contained herein: _____.

The Concession(s) have a total value of \$ _____. If the Tenant, moves out before the end of this Lease or the Lease is terminated by either party, then the concession(s) shall be voided and the value of the concessions will be immediately due and owing.

LATE CHARGES. In the event that full rent payment required to be paid by Tenant hereunder is not made by the fifth (5th) day of the month, Tenant shall pay to Landlord, in addition to such payment, a "late fee" calculated as follows: an initial charge of Fifty Dollars And No Cents Dollars (\$50.00), plus Two Dollars And No Cents (\$2.00) per day thereafter until the rent and all fees due are brought current. Additionally, if a Tenant's rent payment' is tendered by check and that check is returned for "insufficient funds", the above late charges shall apply to Tenant's non-payment of rent, in addition to a fee of Fifty Dollars And No Cents (\$50.00) for the returned check.

FEES. In an effort to create a community that protects and respects the Park, homes, and neighboring tenants, the Tenant will be assessed a fee in the event they, their family or their guests do not abide by the Rules and Regulations.

- a. Pet Fee: \$25/month per pet.
- b. HVAC Air Filter Replacement: \$25 monthly.
- c. Late Fee for Payments Due Landlord: \$50, plus \$2 per day until paid.
- d. Returned Checks: \$50 per check
- e. Exterior Cleanup, Mowing and Maintenance Fee: \$50.00, up to the amount incurred correcting the deficiency.
- f. Vehicle Removal Fee: \$150.00, up to the amount incurred.
- g. Pet Waste Cleanup Fee: \$25 per occurrence.
- h. Local Ordinance Violation: \$50, plus the amount of the fine and the cost to correct the deficiency.
- i. Rules and Regulation Violation: \$25 per violation
- j. HVAC, Electric and Plumbing Service Calls and Repairs: \$150 or the amount incurred, unless the call was due to malfunction and not neglect, tampering or damage.
- k. Hold Fee: Amount of the first month's rent required in advance to hold take a home/lot off the market and hold for prospective Tenant. This fee is non-refundable.
- l. Fee for removing a tenant owned home from the Park: \$695 due before removal.

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DAMAGES AND EXPENSES. Tenant agrees that they will immediately reimburse the Landlord for all damages and expenses Landlord incurs on behalf of the Tenant or to repair any damage to the home or lot, including but not limited to, fines, penalties, fees, taxes, insurance, citations, damages and repairs. Further, Tenant agrees to immediately reimburse the Landlord for any damages it incurs for damages the Tenant, their family or guests cause to any person or property.

HOLDS. A prospective Tenant may pay a Hold Fee in the amount of the first months rent to hold a home/lot open for them to move into at a later date. If the prospective Tenant pays a Hold fee, the Landlord will Hold the home/lot for the prospective Tenant for up to 14 calendar days to allow the prospective Tenant an opportunity to complete all requirements to move in to the Premises. If the prospective Tenant completes all requirements to move into the Premises, then the Hold Fee will be applied to the Tenants security deposit requirement. If the prospective Tenant does not complete all requirements to move onto the Premises within the first 14 calendar days of paying the Hold Fee, then the Hold Fee will be forfeited. The Hold Fee is the amount of damages the Landlord may incur by taking the home/lot off of the market and is non-refundable. The parties each agree that this a reasonable amount as liquidated damages to pay in the event the prospective Tenant does not complete the requirements to become a Tenant.

USE OF PREMISES. The Premises shall be used and occupied only by Tenant and Tenant's immediate family, as a private single family dwelling, and no part of the Premises shall be used at any time during the term of this Agreement by Tenant for the purpose of carrying on any business, profession, marijuana grow or trade of any kind, or for any purpose other than as a private single family dwelling. No guest of Tenant may occupy the Premises for longer than ten (10) consecutive days per calendar year without the prior written consent of the Landlord. Tenant shall not allow any person(s), other than those listed above, to use or occupy the Premises without first obtaining Landlord's written consent to such use.

QUIET ENJOYMENT. Tenant, upon payment of all of the sums referred to herein as being payable by Tenant, and Tenant's performance of all its agreements contained herein, and Tenant's observance of all rules and regulations, shall and may peacefully and quietly have, hold and enjoy said Premises for the term hereof.

ASSIGNMENT AND SUB-LETTING. Tenant shall not assign this Agreement, or sub-let or grant any license to use the Premises or any part thereof without the prior written consent of Landlord. A consent by Landlord to one such assignment, sub-letting or license shall not be deemed to be a consent to any subsequent assignment, sub-letting or license. Any assignment, sub-letting or license without the prior written consent of Landlord shall be absolutely null and void and shall, at Landlord's option, terminate this Agreement.

CONDITION OF PREMISES. Tenant stipulates, represents and warrants that Tenant has examined the Premises, and that they are at the time of this Lease in good order, repair, and in a safe, clean and tenantable condition.

PARK RULES AND REGULATIONS. Landlord has delivered Rules and Regulations to the Tenant, which are incorporated herein. The Rules and Regulations and all future revisions shall have the same force and effects as a provision of this lease and is binding on the Tenant. Landlord may revise the Rules and Regulations from time to time and those revisions shall be a supplement to this Lease. Tenant agrees to obey the Rules and Regulations that are in effect and ensure that their guests are in compliance with the Rules and Regulations. A violation of the Rules and Regulations by the Tenant, their family or their guest is a material default of this lease.

CARE AND MAINTENANCE. Tenant shall, at its sole expense, keep and maintain the Premises in good and sanitary condition during the term of this Agreement and any renewal thereof, not limited to, but including:

- a. Promptly notifying the Landlord of any damage, or any situation that may significantly prohibit Tenant from normal usage of the Premises;
- b. Tenant, its family and guests, shall at all times maintain order on the Premises and shall not make any loud or improper noises, or otherwise disturb the other tenants;

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- c. Deposit all trash/garbage in the locations provided for collection, and not allow any trash/garbage to be deposited or left lying on the grounds, Premises, or within the common areas of the property;
- d. Not obstruct the driveway, sidewalks, stairs and/or halls, which shall be used for the purposes of ingress and egress only;
- e. Keep all windows, glass, window coverings, doors, locks and hardware in good, clean, working order and repair;
- f. Not obstruct or cover the windows or doors;
- g. Not leave windows or doors in an open position during any inclement weather;
- h. Not cause or permit any locks or hooks to be placed upon any door or window without the prior written consent of Landlord;
- i. Keep all floor coverings in good, clean order and repair;
- j. Keep all air conditioning filters clean and free from dirt;
- k. Keep all lavatories, sinks, toilets, and all other water and plumbing apparatus in good order and repair and shall use same only for the purposes for which they were constructed. Any damage to any such apparatus and the cost of clearing stopped plumbing resulting from misuse shall be borne by Tenant.
- l. Prevent water from standing inside the Premises and from entering the Premises;
- m. Do not overload electrical outlets or flip breakers, except in the case of an emergency;
- n. Do not smoke or allow others to smoke inside the home or near doors and windows of the home;
- o. Tenant agrees to notify Landlord immediately in the event repairs or maintenance are needed.

ADDITIONAL TENANT RESPONSIBILITIES

- a. Pest Control. Tenants must ensure their home remains pest free and have the home treated for infestations. Landlord may take all action necessary to rid the home of pests and demand reimbursement from the Tenant.
- b. Smoke Detectors. Tenant acknowledges that the Premises is equipped with smoke detectors that are in good working order. Tenant agrees to be solely responsible to check smoke detectors every 30 days and keep them in good working order, including replacing batteries.
- c. Landscaping. Tenant agrees to keep and maintain the Premises in good condition and repair, including keeping the yard mowed, watered, and the shrubbery trimmed.

SMOKING, VAPING AND DRUGS. Tenant agrees that smoking, including tobacco and marijuana, and vaping or the any use of e-cigarettes on the interior or exterior of the Premises is not permitted, and should such occur by Tenant or Tenant’s guests in the Premises, Tenant shall be responsible for the cost of having Premises painted, walls washed, interior deodorized, air ducts and filters cleaned, and carpets and draperies professionally cleaned, and any other cost to repair any other damage. Tenant understands and agrees that use, consumption, cultivation, growing, processing, manufacture, possession, sell or distribution of any controlled substance, illicit drug, alcohol, chemical or other mood altering substance is prohibited on the Premises.

PETS. It is agreed that Tenant shall be allowed to have a pet(s) on the Premises which are included on the Pet Addendum attached hereto and incorporated herein, under the following conditions:

- a. Tenant shall complete a Pet Application form and execute a Pet Addendum form prior to occupancy.
- b. Tenant shall pay a pet deposit in the amount of two hundred dollars (\$200.00) per pet. This deposit amount shall be non-refundable and shall be used upon the termination or expiration of this Lease for the purpose of cleaning of the Premises.
- c. Tenant shall pay the monthly pet fee of \$25.00 per pet, in addition to their monthly rent.
- d. Tenant shall register the pet with the city of Chickasha and maintain registration as required.
- e. No animals deemed to be dangerous shall be allowed on the Premises.
- f. Animals must be leashed, caged, or otherwise under control of Tenant at all times.
- g. Loose pets will be subject to impoundment.
- h. The Landlord may revoke any consent previously given if the pet causes a disturbance on the Premises or is not properly cared for.

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- i. Dog houses, fences, and pens are not permitted on the Premises.
- j. The Tenant shall be strictly liable for all injury and damages that result from their pet.
- k. Tenant indemnifies the Landlord and owner of Sooner Mobile Home Park from all harm their pet may cause.
- l. Tenants shall not allow any pets that are not registered and approved by the Landlord to be on the Premises.

EXCESSIVE NOISE. No person shall make, continue or cause to be made, or continued, any excessive noise between the hours of 10 p.m. and 7 a.m. on any given day of the week. Violations of this clause will result in a warning notice, and may result in termination of this Lease, at Landlord's discretion.

GENERAL PROVISIONS. The following general provisions shall apply to the Lease:

- a. Any waiver by the Landlord of any failure by the Tenant to perform or observe the provisions of this Lease will not waive Landlord's rights under this Lease with respect to any subsequent defaults, breaches or non- performance.
- b. Where there is more than one Tenant executing this Lease, all Tenants are jointly and severally liable for each other's acts, omissions and liabilities pursuant to this Lease.
- c. Tenant is directly responsible for the actions of their children and guests, and Tenant shall be held liable for any damage caused by their children or guests. Children must not disturb other residents or damage the property of others.
- d. The Landlord and Tenant will comply with standards of health, sanitation, fire, housing and safety as required by law.

TENANT IMPROVEMENTS. Tenant shall make no alterations to the buildings or improvements on the Premises or construct any building or make any other improvements on the Premises without the prior written consent of Landlord. Any and all alterations, changes, and/or improvements built, constructed or placed on the Premises by Tenant shall, unless otherwise provided by written agreement between Landlord and Tenant, be and become the property of Landlord and remain on the Premises at the expiration or earlier termination of this Agreement. Tenant shall obtain written permission from Landlord prior to any of the following improvements:

- a. Painting, wallpapering, or re-decorating in any way that significantly alters the appearance of the Premises;
- b. Removing or adding walls or performing any structural alterations;
- c. Installing a waterbed(s);
- d. Installing additional heating/air-conditioning units;
- e. Installing any radio or TV antenna, tower, or satellite dish; or
- f. Any exterior or landscaping modification.

INSPECTION OF PREMISES. Landlord and its agents shall have the right at all reasonable times during the term of this Agreement, and any renewal thereof, to enter the Premises for the purpose of inspecting the Premises and all buildings and improvements thereon. And for the purposes of making any repairs, additions or alterations as may be deemed appropriate by Landlord for the preservation of the Premises or the building. Landlord and its agents shall further have the right to exhibit the Premises and to display the usual "for sale", "for rent" or "vacancy" signs on the Premises at any time within forty-five (45) days before the expiration of this Lease. The right of entry shall likewise exist for the purpose of removing placards, signs, fixtures, alterations or additions, but do not conform to this Agreement or to any restrictions, rules or regulations affecting the Premises. Without notice to Tenant, Landlord shall be allowed to enter the Premises to make repairs any day during the period of 8:00 a.m. until 6:00 p.m. In the event of an emergency or urgent repair/maintenance, Landlord shall be allowed to enter the Premises at any time.

HAZARDOUS MATERIALS. Tenant shall not keep on the Premises any item of a dangerous, flammable, explosive or illegal character that might unreasonably increase the danger of fire or explosion on the Premises or

that might be considered hazardous or extra hazardous by any responsible insurance company.

UTILITIES. Tenant shall be responsible for arranging for and paying for all utility services, except those which are provided by Landlord.

DEFAULT. If Tenant fails to comply with any of the provisions of this Agreement, the Rules and Regulations, any other duties of the Tenant, the Landlord may terminate this Agreement.

SURRENDER OF PREMISES. Upon the expiration of this Lease, Tenant shall surrender the Premises in as good a condition as they were at the commencement of this Agreement; reasonable use, minor wear-and-tear excepted. Any personal property remaining on the Premises 48 hours after the Tenant or Landlord has terminated the Lease immediately becomes the property of the Landlord and will be disposed of at Tenant's expense unless prior written arrangements have been made and approved by the Landlord.

TENANT'S HOLD OVER. If Tenant remains in possession of the Premises with the consent of Landlord after the expiration of this Lease, a new tenancy from month-to-month shall be created between Landlord and Tenant which shall be subject to all of the terms and conditions hereof except that rent shall be increased by \$150.00 per month and such tenancy shall be terminable upon thirty (30) days written notice served by either party.

INSURANCE The Tenant is hereby advised and understands that the personal property of the Tenant is not insured by the Tenant for either damage or loss, and the Landlord assumes no liability for any such loss. This includes any loss from the negligence of the Landlord or property owner, or their representatives. Tenant understands that Landlord does not carry insurance of any kind on the contents of said unit. Insurance on contents is Tenants responsibility. Tenant hereby agrees to hold Landlord and its agents, owners, successors, harmless from any liability, loss, cost (including, without limitation, attorney fees) or obligation arising out of any such damage or loss however occurring. Tenant does not accept control, custody or assume any responsibility of the care of Landlords property. Tenant can not claim sentimental damage in the event of loss of property.

FLOOD NOTIFICATION. The Premises is in a flood hazard area and may be subject to flooding. It is the Tenants obligation to take all appropriate precautions to protect their property.

MOLD AND MILDEW. Mold and/or mildew can grow in any portion of the Premises. Tenant agrees to take all necessary and proper steps to remediate mold and mildew formation and growth. Landlord shall not be liable to Tenant, Tenants family or Tenants guest for injury and damages caused by mold or mildew.

INDEMNIFICATION. Landlord and the land owner shall not be liable for any damage or injury of or to the Tenant, its family, guests, invitees, agents or employees or to any person entering the Premises or the building of which the Premises are a part or to goods or equipment, or in the structure or equipment of the structure of which the Premises are a part, and Tenant hereby agrees to indemnify, defend and hold Landlord harmless from any and all claims or assertions of every kind and nature. Tenant represents that it has the financial resources or insurance in force to indemnify the Landlord as set for the herein. Tenants representation regarding indemnification and insurance to protect the Landlord and land owner are key terms of this agreement. Tenant agrees that Landlord would not rent the Premises to the Tenant if this representation was not made.

LANDLORDS LIEN. Tenant grants the Landlord a possessory lien on all of the Tenants property for payment of rents, fees, damages and all other charges due Landlord.

ACCEPTANCE. Tenant has inspected the Premises and accepts the Premises in its current condition.

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ABANDONMENT. If at any time during the term of this Agreement Tenant abandons the Premises or any part thereof, Landlord may, at Landlord's option, obtain possession of the Premises in the manner provided by law, and without becoming liable to Tenant for damages or for any payment of any kind whatever. Landlord may, at Landlord's discretion, as agent for Tenant, relet the Premises, or any part thereof, for the whole or any part of the then unexpired term, and may receive and collect all rent payable by virtue of such reletting, and, at Landlord's option, hold Tenant liable for any difference between the rent that would have been payable under this Lease during the balance of the unexpired term, if this Lease had continued in force, and the net rent for such period realized by Landlord by means of such reletting. If Landlord's right of reentry is exercised following abandonment of the Premises by Tenant, then Landlord shall consider any personal property belonging to Tenant and left on the Premises to also have been abandoned, in which case Landlord may dispose of all such personal property in any manner Landlord shall deem proper and is hereby relieved of all liability for doing so.

ENFORCEMENT. Should it become necessary for Landlord to employ an attorney to enforce any of the conditions or covenants hereof, including the collection of rents or fees or gaining possession of the Premises, Tenant agrees to pay all expenses so incurred, including a reasonable attorneys' fee.

GOVERNING LAW. This Lease shall be governed, construed and interpreted by, through and under the Laws of the State of Oklahoma.

SEVERABILITY. If any provision of this Lease or the application thereof shall, for any reason and to any extent, be invalid or unenforceable, neither the remainder of this Lease nor the application of the provision to other persons, entities or circumstances shall be affected thereby, but instead shall be enforced to the maximum extent permitted by law.

BINDING EFFECT. The covenants, obligations and conditions herein contained shall be binding on and inure to the benefit of the heirs, legal representatives, and assigns of the parties hereto.

DESCRIPTIVE HEADINGS. The descriptive headings used herein are for convenience of reference only and they are not intended to have any effect whatsoever in determining the rights or obligations of the Landlord or Tenant.

NON-WAIVER. No indulgence, waiver, election or non-election by Landlord under this Agreement shall affect Tenant's duties and liabilities hereunder.

MODIFICATION. The parties hereby agree that this document contains the entire agreement between the parties and this Lease shall not be modified, changed, altered or amended in any way except through a written amendment signed by all of the parties hereto.

INVENTORY. The following items checked below are included in the Premises and are in good working order.

- Refrigerator Washer Dryer Window Air Conditioning Unit Oven
- Range Garbage Disposal Microwave Dishwasher Window Blinds
- Water Softener Water Filtration System Garage Door Garage Door Remote(s)
- Window Unit Remote(s) Other _____

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EMERGENCY CONTACT. Pursuant to Title 41 O.S. §130.1A, in the event of an Emergency or Death, notification is to be made to the following (must not be another occupant):

Name/Relationship: _____ Phone: _____

Address: _____

Email: _____

In the event of death of the Tenant, Landlord is authorized to: (i) grant to the person designated above access to the Premises at a reasonable time and in the presence of the Landlord, (ii) allow the person designated above to remove any of the Tenant’s property found at the Premises, and (iii) refund the Tenant’s security deposit, less lawful deductions, to the person designated above.

ENTIRE AGREEMENT. The agreement set forth herein contains all agreements between the Landlord and Tenants. There are no oral agreements between the parties or their representatives. All agreements, understandings and representations are included in this agreement.

OCCUPANTS.

For safety, security and protection, it is the Tenants responsibility to identify and keep current the names and contact information for every individual, child and adult that is authorized to reside in their home on the Premises. Tenant authorizes the following individuals to occupy and reside in the home:

1. Each of the Tenants named herein.

2. _____
Name Age Relationship to Tenant

3. _____
Name Age Relationship to Tenant

4. _____
Name Age Relationship to Tenant

5. _____
Name Age Relationship to Tenant

6. _____
Name Age Relationship to Tenant

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