

LOT LEASE AGREEMENT

This lot Lease Agreement is made this ___ day of _____2026, by and between _____, hereinafter referred to as "Lessor" or "Landlord," and _____, hereinafter referred to as "Lessee" or "Tenant." Lessor and Lessee hereby agree as follows:

1. **Premises and Term:** Lessor as Owner of the mobile home park located at _____, ("Premises"), does hereby Lease Lot located at _____ Lane of the Premises ("Lot"), to Lessee to hold for the period beginning the day of this Lease Agreement and ending on __/__/2026 for use of a mobile home that may be approved in writing by Lessor.

2. **Rent:** Monthly rent of $_____ is payable on the 1st of each month. Rent and any other payments due hereunder shall be paid to "_____" by check, or any other method Landlord may designate in the future.

3. **Rental Increases:** The rent charged for the Lot will not change during the term of the initial lease but may change at any point after the initial lease ends.

4. **Delinquent Payments:** Rent and other fees, if any, assessed under this Lease are due on the dates specified in Paragraph 2. If Lessee fails to pay rent and fees within 15 days from the date any such payment is due, Lessee shall pay, **in** addition to the rent and all applicable fees that are due, a late charge equal to 4% of the rent owed. If rent or fees remain unpaid 20 days after the date any such payment is due, Lessee shall be in default, and Lessor shall serve a notice to quit. If Lessee then pays all arrearages plus $5.00 pursuant to 10 M.R.S.A. § 9097(I)(A), Lessor shall not take possession of the Lot.

5. **Returned Checks:** A fee of $35.00 will be assessed for each check that is not accepted for payment by the bank named on the check.

6. **Amount Due at Move-in:** First month's rent as specified in Paragraph 2, plus any move-in fee as specified in Paragraph 2, plus any security deposit as specified in Paragraph 8 is due at move-in.

7. **Utilities/Services:** Utilities and services shall be paid as follows: **Lessor**

shall pay: sewer and cold water.
Lessee shall pay: All other utilities of any nature, including without limitation, heat, electricity, trash removal, yard maintenance, snow removal, hot water, telephone, internet, and cable.
Any significant problem with sewer or cold-water service should immediately be reported to Lessor's agent, Statewide Property Management, at (207) 664-5000.

8. **Entrance Fee:** There shall be a entrance fee of $_____ required before move-in.

9. **Parking of Vehicles:** Lessee shall have the right to park private automobiles or motorcycles in the off-street parking area associated with Lessee's Lot. Lessee shall not park, nor allow any visitors to park, private automobiles or motorcycles anywhere else on the premises, including but not limited to the road. Lessee currently plans to park the following vehicles at the Premises.

Year _____ **Make** _____ **Model** _____ **Plate #** _____

Year _____ **Make** _____ **Model** _____ **Plate #** _____

10. **Lessor's Entry:** Except in case of an emergency, or if it is impracticable to do so, Lessor shall give Lessee notice before entering the Lot. Lessee cannot unreasonably withhold consent to allow Lessor, and its authorized agents access for necessary or agreed repairs, decorations, alterations, improvements, or provision of services. Nor shall the Lessee unreasonably deny access to the Lot for the purpose of exhibiting the Lot to prospective or actual purchasers, mortgagees, tenants, workers, or contractors.

11. **Subletting:** Subletting is prohibited. Only those people signing this Lease, and their minor children, shall be allowed to reside on the Lot during the term of this Lease.

12. **Smoking:** If Lessee or any of Lessee's guests smoke in the exterior common areas of the Premises, cigarette butts must be placed in a proper receptacle and not on the ground.

13. **Pets:** All pets must be declared to Lessor or Lessor's agent, and Lessor or Lessor's agent must approve of any pets in writing. Only approved pets are allowed on the premises. Lessee shall be responsible for cleaning up after their pets. Any pet in any common area of the Premises shall be on a leash and accompanied by its owner.

Lessee currently owns the following animals:

1. _____
2. _____

Lessee must provide proof of rabies vaccination and municipal license number to Lessor for any approved pets at the signing of the lease.

14. **Alterations:** Lessee shall make no permanent alterations to the Premises without written consent of Lessor. Lessee will be responsible for any fixtures removed or damaged during their tenancy.

15. **Disturbing Noises and Disruptive Conduct:** Lessee and his or her guests shall not make

excessively loud noises or be otherwise disruptive of other tenants' quiet enjoyment of the Premises. Quiet hours are from IO PM until 7 AM daily. During quiet hours Lessee may not play music outside or watch TV or other videos outside and any outside gatherings must be calm and actively keep noise levels down. Outside of quiet hours (i.e. from 7 AM to 10 PM daily) outdoor music and TV is permitted, but noise levels must be monitored so that neighbors and other residents are not unduly impacted by Lessee's noise levels.

16. **Guests:** Absent written consent from Lessor, visitors, invites, and guests are only allowed to remain on the Premises for a maximum of seven consecutive days, and no more than 21 days during the lease period.

17. **Use of Common Areas and Equipment:** Lessee and his or her guests, children, visitors, invites, or agents shall not obstruct, impair the use of, disable, or damage any doorways, hallways, parking areas, sidewalks, stair wells, gates, lighting fixtures, or other common area or equipment. Lessee shall not leave trash or personal effects in common areas or otherwise cause clutter on the Premises. Personal effects left in common areas may be removed by Lessor or Lessor's agents and disposed of without notice to Lessee. Lessee and his or her guests, children, visitors, invites, or agents shall not utilize common areas or equipment in a manner that disturbs other tenants' quiet enjoyment of the Premises.

18. **Fire Pits and/or Outdoor Fires:** No fire pits and/or wood-burning outdoor fires of any sort are permitted. Outdoor grills using charcoal briquettes or propane or similar cooking methods are permitted. Care must be taken so that any grill is turned off, and any heat or flame source is thoroughly extinguished after use.

19. **All Lessees Jointly and Severally Liable for Compliance:** In the case of multiple Lessee's, all people signing this Lease are jointly and severally responsible for payment of rent, and all other obligations under this Lease, until termination. If one or more people named on the Lease vacates the Lot before the Lease terminates, rent shall not be reduced, and failure to pay full rent under the terms of this Lease shall constitute default. New or alternate residents on the Lot must submit a completed rental application to Lessor, and be approved, before moving in.

20. **Fire and Other Casualty/Taking by Eminent Domain:** Lessee shall, in case of a Fire or an act of nature causing damage to the Lot, give immediate notice to the Lessor. If the Lot is damaged or destroyed by fire, flood, or other casualty or all or part of the Premises is taken by eminent domain, Lessor shall not be obligated to rebuild or restore the Premises, and if the Lot is rendered uninhabitable, both Lessor and Lessee shall have the right to terminate this Lease as of the date of the destruction or taking. If the Lot is rendered uninhabitable, but this Lease is not terminated, the rent shall be suspended or reduced on a pro-rata basis, depending on the extent of the damage, until the Premises have been restored to habitable condition. Lessee shall not be entitled to any portion of any condemnation award. Nothing contained herein shall in any way be deemed to require the Lessor to rebuild, nor require Lessor to insure, or in any other manner be responsible for the mobile home, motor home, personal property or other possessions of Lessee on the Premises.

21. **Lessee's Property:** The Lessee is responsible for maintaining his or her own insurance coverage

to protect Lessee in the event of fire, flood, other casualties, or theft. All of Lessee's property, including without limitation, his or her mobile home, motor home, camper, 5th wheel, personal property, and other possessions on the Premises shall be kept and maintained at Lessee's sole risk. Lessee hereby waives any claims for damage to his or her property kept on the Premises, unless such damage is caused by negligence or intentional act of the Lessor, its agents, or its employees.

22. **Indemnification:** Lessor shall not be liable for any damage or injury occurring on or near the Premises, to Lessee, Lessee's family, guests, visitors, or any other person, or to any property, unless such damage is caused by negligence or intentional act of the Lessor. Lessee agrees to hold the Lessor harmless, to release, and to fully indemnify the Lessor and its employees from all claims for any damage or injury permitted by law.

23. Early Vacating of Lot: Should Lessee vacate the Lot before the term of the Lease expires, or if Lessee is evicted due to Lessee's breach of any provisions of this Lease, the Lessee shall remain responsible for paying rent for the remainder of the term. Lessor shall attempt to mitigate any damage resulting from such early vacancy of the Lot as required by law.

24. Default: Lessor may, with whatever prior notice or demand is required by Maine law or statute, terminate this Lease, and pursuant to applicable law or statute, re-enter and take possession of the Lot upon the happening of any of the following events of default:

a. If rent is not paid within fifteen (15) days after the date due; or

b. if Lessee fails to cure any violation of any provision of this Lease within five (5) days after written notice thereof.

LESSOR'S RECOVERY OF POSSESSION OF THE PREMISES SHALL NOT RELIEVE LESSEE OF LESSEE'S OBLIGATION TO PAY THE RENT DUE FOR THE REMAINING TERM OF THIS LEASE, AND LESSOR SHALL HAVE THE RIGHT TO RECOVER RENTS AND DAMAGES FROM LESSEE, SUBJECT TO LESSOR'S OBLIGATION TO MITIGATE DAMAGES IN ACCORDANCE WITH APPLICABLE LAW.

25. **Termination:** For any of the following reasons Lessor may terminate this Lease if Lessee defaults on any of his or her obligations under this Lease by 7 days' notice in writing for that purpose, given to the Lessee stating the reason for termination and the date of termination.

A. Failure to pay when due rent and other charges as set forth in this agreement.
B. Failure to comply with any of the written rules provided by the Landlord to the Tenant as amended from time to time by the Landlord.
C. Repeated (more than once) failure to pay rent or other charges assessed when due.
D. Breach of any of the terms and conditions or obligations of this lease.

The lease may be also terminated by either party upon 30-day written notice. The parties expressly agree that this lease may be terminated AT WILL and without reason or cause. Such notice need not terminate on a rent day or on any day of the month. The right of either party to terminate this tenancy at will upon 30 days' notice does not affect the rights of the parties to terminate the tenancy upon shorter notice for cause as set forth above.

Upon termination of this Lease, Lessee shall vacate the Premises, pay for all utilities services due and have them discontinued, see that the Lot is adequately cleaned, remove all trash or other refuse from the Lot, and return the key to Lessor or Lessor's agent. Any personal property not removed by the Lessee following the termination of the Lease shall be disposed of according to 14 M.R.S. § 6013.

26. **Hold Over:** At the end of this lease Lessee may sign a new lease agreement or default to month-to-month tenancy if no new lease agreement is signed.

27. **Liens on Mobile Home or Motor Home:** Any liens on any mobile home Lessee intends to keep on the Lot must be disclosed. At the time of execution of this Lease, Lessee knows of the following liens on the mobile home or motor home he or she intends to keep on the Lot:

LIEN HOLDER	ADDRESS	AMOUNT
_____	_____	$_____
_____	_____	$_____

Any lien placed on a mobile home or motor home kept by the Lessee on the Lot after the execution of this Lease must be disclosed to the Lessor, in writing, within thirty (30) days of the Lessee becoming aware of the lien. Such disclosure must contain the name and address of the lien holder and the amount of the lien. Lessee must further inform Lessor, in writing, when any lien disclosed under this provision has been released within thirty (30) days after the release.

28. **Subordination:** This Agreement and Lessee's interest hereunder are and shall be subordinate, junior, and inferior to any and all mortgages, liens or encumbrances now or hereafter placed on the Premises by Lessor, all advances made under any such mortgages, liens or encumbrances (including, but not limited to, future advances), the interest payable on such mortgages, liens, or encumbrances, and any and all renewals, extensions or modifications of such mortgages, liens, or encumbrances. Lessee covenants and agrees to execute and deliver, upon request by Lessor, an instrument or instruments acknowledging the subordinate nature of this Lease to any lien holder, mortgagee, or proposed mortgagee.

29. **Descriptive Headings:** The descriptive headings used herein are for convenience of reference only and they are not intended to have any effect whatsoever in detem1ining the rights or obligations of the Lessor or Lessee.

30. **Non-Waiver:** No indulgence, waiver, election or non-election by Lessor under this Agreement shall affect Lessee's duties and liabilities hereunder.

31. Integration: Lessor and Lessee hereby agree that this document contains the entire agreement between them 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.

32. Severability/Choice of Law: Should any term or prov1s10n of this Lease or portion thereof be determined invalid or unenforceable under law, such detem1ination shall not affect the validity or enforceability of the remaining terms and provisions herein. This Lease shall be governed according to the laws of the State of Maine in all respects.

33. Notices: Any notice called for in this lease, including any notice of termination, shall be considered properly delivered or served to Tenant in any of the following manner: (a) if delivered to the named Tenant (or to any one named Tenant, which is sufficient for all the others, if there are more than one) in hand, (b) if mailed to the named Tenant, addressed to the Tenant's mailing address, said notice to be considered effective when deposited in the U.S. mail, or (c) if left (posted) at the premises hereby leased. Tenant's mailing address is: _____ and notice shall be sufficient if mailed to this address. It shall be Tenant's obligation to notify Landlord **IN WRITING** of any changes of address, even after termination of the lease.

34. Persons Living in Unit: Only the following persons shall reside at said premises:

1. _____

2. _____

3. _____

4. _____

5. _____

_____ _____

Lessee Signature **Date**

_____ _____

Lessee Signature **Date**

_____ _____

Lessor's Agent (Statewide Property Management) Signature **Date**