RENTAL AGREEMENT
CROSSROADS AT 55, LLC

1. PARTIES: This Rental Agreement is made this ____ day of_____, 20____ by and between Crossroads at 55, LLC, (hereinafter called "Park Owner"), whose mailing address is 126 Campground Road, Arundel, ME 04046 and _____

_____

of _____

_____

(Hereinafter called "Homeowner"). Approval for occupancy is also extended to the additional registered person(s) comprising the Homeowner's family structure:

Name	Relationship	Date of Birth

No additional persons or other individuals are permitted to reside with Homeowner without the express, prior written consent of Park Owner. Homeowner may neither assign this agreement nor sublet the manufactured home with prior written consent of Park Owner.

2. TERM: This Rental Agreement shall commence on _____, 20____, and extend to the last day of said month, thereafter continuing on a month to month basis until terminated as provided herein or pursuant to the Rules and Regulations of this Park as currently in effect or as amended in the future, or as allowed by State Law.

3. PREMISES: Homeowner does hereby rent from Park Owner a certain lot or parcel of land described as lot #_____ on the Subdivision Plan of Crossroads Community recorded in the York County Registry of Deeds in Book 336, Page 6, and whose address is _____.

Homeowner understands, acknowledges and agrees that no ownership rights in said lot whatsoever are transferred to Homeowner by virtue of this Rental Agreement. Upon termination of this agreement, sale of the manufactured home or otherwise, said manufactured home must be removed unless Park Owner agrees to enter into a new Rental Agreement with a prospective purchaser.

4. OWNERSHIP OF MANUFACTURED HOME: The Homeowner hereby represents to Park Owner that he/she/they are the owner(s) of the manufactured home described in Section 5 below.

5. MANUFACTURED HOME: Homeowner is hereby authorized to locate on the lot the following described manufactured home (and no other):

Make and Year: _____ Model: _____

Serial Number: _____ Color: _____

Any transfer of title to the manufactured home to any other person or entity, while occupying the aforesaid lot, without the prior written consent of Park Owner, is prohibited and shall terminate the Homeowner's rights under this Rental Agreement. Upon termination of this Agreement through unapproved sale of the manufactured home or otherwise, the manufactured home must be immediately removed by Homeowner.

6. RENT: The initial monthly rent shall be _____ ($_____) Dollars, payable in advance prior to Homeowner moving the

manufactured home described in Section 5 above on to the lot. The monthly rent may be changed by Park Owner at any time in the future, upon giving thirty (30) days written notice to the Homeowner setting forth the date upon which such change shall become effective. A late payment of four percent (4%) of the total monthly rent will be charged and is due and payable during any month in which payment is received after the fifteenth (15th) day of month. In the event there is more than one Homeowner entering into this Agreement, each Homeowner is jointly and severally liable for the rent and any other park charges.

7. CHANGE OF OWNERSHIP FEE: A change of ownership fee if assessed in conjunction with the purchase and sale of a manufactured home located in the park and permitted to remain in the park by virtue of prior written approval of Park Owner. This fee is two (2) times the monthly rent. This amount must be paid in advance of the new Homeowner taking up occupation of the manufactured home and is not refundable under any circumstances.

8. FEES, CHARGES, AND ASSESSMENTS: Homeowner does hereby agree to pay all fees, charges, and assessments due pursuant to the Rules and Regulations of this Manufactured Home Park. Any such fees, charges, and assessments may be increased by Park Owner upon giving thirty (30) days written notice.

9. RULES AND REGULATIONS: Homeowner does hereby acknowledge receipt of the Rules and Regulations for Crossroads Community, which by this reference are incorporated herein and made part of this Agreement. Violation of the herein referenced Rules and Regulations may, in the sole discretion of Park Owner, be deemed a breach of this Agreement which may lead to eviction proceedings pursuant to the laws of this State.

10. EVICTION: Homeowner hereby acknowledges that his/her/their statuses are as a lot renter in this Manufactured Home Park. If the manufactured home remains on the lot beyond the termination of this Agreement and the Homeowner's rights hereunder, Park Owner may begin a legal action for possession. Until the manufactured home is removed from the lot, all provisions of this Rental Agreement and the obligation of Homeowner shall remain in full force and effect. Any payment received by Park Owner from Homeowner during or after an eviction proceeding is deemed to be for use and occupation only and will not be deemed or characterized as rent, a waiver of the eviction proceeding, or an extension of this Rental Agreement.

11. WAIVER: Park Owner retains the right to waive any one or more violation of any rule or regulation with respect to one or more Homeowners. Waiver of any rule or regulation shall not be deemed a waiver of any other rule or regulation unless expressly stated herein, nor shall a waiver on behalf of any specified individual or individuals be deemed a waiver for any unspecified individuals. Further, a waiver on one occasion shall not be considered a waiver of the rule or regulation violation on any other occasion.

12. INSURANCE: The Homeowner shall, during the terms of this Rental Agreement and any other period of occupancy of the lot, maintain, at Homeowner's sole cost and expense, a Homeowner's insurance policy with personal liability and property damage coverage with a limit of not less than Three Hundred Thousand Dollars ($300,000.00).

13. INDEMNIFICATION: Homeowner agrees to indemnify and hold Park Owner harmless from all liability, loss, or damage arising from any nuisance made or suffered on the lot or within the park by the Homeowner, his/her/their household members, guests, or

invitees, for any carelessness, neglect, or improper conduct of any such persons. All personal property of the Homeowner shall be kept and maintained at the sole risk of Homeowner. Park Owner shall not be liable for damages to or loss of any property of any kind which may be lost or stolen, damaged or destroyed by wind, fire, water, steam, defective refrigeration, or otherwise while on the lot, unless due to the negligence of Park Owner or its agents. Homeowner agrees to reimburse Park Owner for any attorney's fees and costs which Park Owner may incur in defense of any claims, damages or suits brought against it, and indemnify and hold Park Owner harmless from the payment for any loss, damage, claim, demand, suits, judgments or liabilities for which Park Owner may be held responsible which were occasioned by, arose from, or caused by the use of the lot or common areas or any act or omission by Homeowner, his/her/their household member, guests, or invitees.

14. BREACH: Any violation of the provisions of this Agreement or the incorporated Rules and Regulations by the Homeowner, any of his/her/their family members, guests or invitees, will be deemed a breach of this Rental Agreement by Homeowner and forfeiture of Homeowner's rights hereunder. Should Homeowner fail to cure any violation or vacate the lot within the applicable time periods provided by state law, Park Owner shall be entitled to possession of the lot and Homeowner will be subject to a forcible entry and detainer action (eviction), and liable for any damages sustained by Park Owner occasioned by the breach of this Agreement. Any false or misleading information provided by the Homeowner in an application for park admission will be considered a breach of this agreement and Park Owner will have the right to cancel and terminate this agreement immediately and pursue eviction proceedings.

During the course of any action for forcible entry and detainer, the Homeowner shall continue to be obligated to comply with all provisions of this Rental Agreement, including, but not limited to the obligations to pay rent and any other charges that shall become due for as long as the Homeowner remains in possession of the lot. By incorporation of this provision in this Rental Agreement and agreeing to be bound by its terms, the Parties wish to clarify that they do not intend to create any type of new tenancy beyond this Rental Agreement, and they wish to clarify that until a court has ordered that possession of the lot be returned to Park Owner, and the Homeowner's right of appeal has expired, the Homeowner's obligations remain in full force and effect.

15. ACKNOWLEDGMENT: By signing this Agreement, Homeowner acknowledges receipt of a copy of the Rules and Regulations for Crossroads Community and a copy of Title 10 Chapter 953 of the Maine Revised Statutes, the law governing landlord-tenant relations in manufactured housing parks.

Dated: _____ _____
Park Owner

Dated: _____ _____
Homeowner

_____
Social Security Number

Dated: _____ _____
Homeowner

_____
Social Security Number