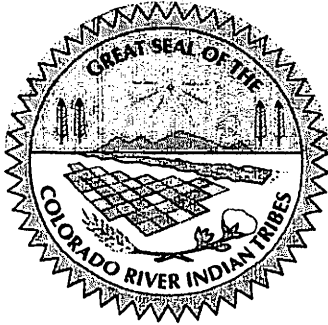




Sp. 10

LOST LAKE RESORT COLORADO RIVER INDIAN TRIBES LEASE AGREEMENT

THIS LEASE AGREEMENT is made and entered into on 12/3/2025, by and between the COLORADO RIVER INDIAN TRIBES, doing business as LOST LAKE RESORT, hereinafter referred to as "LESSOR," whose address is 42500 Hwy 95, Blythe, California 92225, and [REDACTED], collectively hereinafter referred to as "LESSEE," whose address is: [REDACTED]

This Agreement is made subject to and under the following terms and conditions:

1. Description of the Premises:

LESSOR hereby leases to LESSEE, and LESSEE hereby hires from LESSOR the real property described as follows: Mobile Home Space No. 10 in LOST LAKE RESORT, located on the Colorado River Indian Reservation, such property hereinafter referred to as the "Leased Premises."

2. Term of Lease:

The term of this Agreement shall be no more than twelve (12) months, commencing on January 1, 2026 and ending on December 31, 2026. If a new lease is not agreed upon and entered into upon expiration of this lease, Lessee shall be deemed a holdover in trespass.

3. Rent:

LESSEE, in consideration of the foregoing, covenants and agrees to pay rental in the total amount of FOUR HUNDRED & THIRTY Dollars (\$ 430.00) per month for January and February and FOUR HUNDRED & THIRTY Dollars (\$ 430.00) per month for March through December. LESSEE agrees to make said payment to LESSOR, without prior notice or demand and without any set-off or deduction whatsoever. Rent and all other Lost Lake Resort charges are due on the 1st of each month and delinquent on the 6th. There will be a late-charge of \$30.00 assessed for any payment due that is received after the 5th of the month. Thereafter, any delinquent balances shall be assessed monthly simple interest of 1.5% (18% annum).

- a. **Resort Fee:** LESSEE agrees to a resort fee in the amount of \$75.00 per month, to be invoiced on the monthly statement for water, trash and sewer service.

4. Place of Payment:

Rental shall be paid by LESSEE to LESSOR, without demand, by personal delivery at the LOST LAKE RESORT, or by mailing to the following address: LOST LAKE RESORT, 42500 US-95, BLYTHE, CA 92225 or in the drop box the LOST LAKE RESORT Office at that address, or any such other place as LESSOR may, from time-to-time, indicate to LESSEE.

5. Lessees Jointly and Severally Liable:

Each LESSEE agrees that they shall be jointly and severally liable for rent and for performance of each and every term, condition and covenant herein contained. Each LESSEE agrees that notice or demand provided to any one of them individually

shall constitute and be deemed demanded upon and notice to all LESSEES, as of the date of mailing, posting or personal delivery.

6. Security Deposit:

LESSOR acknowledges receipt of ONE THOUSAND TWO HUNDRED & NINETY Dollars (\$1290.00) from LESSEE as a mandatory security deposit. It is agreed that the sum is not made in payment of rent, but is to be retained by LESSOR as security for the full and faithful performance of all the terms and conditions of this lease. LESSOR may, in its sole discretion, but in no event shall be obligated to, apply the security deposit on rents or other charges in arrears or on damages for failure to perform the terms and conditions of this Lease by LESSEE. The LESSOR'S right to possession of the Leased Premises for non-payment of rent or for any other reason shall not in any way be affected by this security deposit. The security deposit is to be returned to LESSEE, at the expiration or earlier termination of this lease, if not applied toward the payment of rent or other charges in arrears, or towards the payment of damages suffered by LESSOR as a result of any breach of the terms and conditions of this Lease by LESSEE, including any costs incurred by LESSOR as the result of damage to the Leased Premises caused by LESSEE. In no event will the security deposit be returned until the LESSEE has vacated the Leased Premises and delivered possession to the LESSOR.

The LESSOR shall not be obligated to hold the security deposit in a separate fund, but may mix the security deposit with other funds of the LESSOR. No interest shall be paid to LESSEE on said security deposit.

7. Use of Premises:

The Leased Premises shall be used solely for a mobile home, to be occupied by members of the immediate family of LESSEE. LESSEE shall not allow the Leased Premises to be used by guests unless LESSEE is also present in the Lost Lake Resort. LESSOR reserves the right to cap the number of guests utilizing the Leased Premises, if necessary, to prevent potential safety or health hazards or nuisances to other LESSEES.

No storage shall be allowed under LESSEE'S mobile home. The mobile home shall be attractively enclosed by skirting. LESSEE shall not cause or permit any alteration or modification of the leased premises or any construction thereon without the prior, written approval of LESSOR.

LESSEE shall not use the leased premises in any manner that may vitiate the insurance or increase the rate of insurance on the Leased Premises or the mobile home park as a whole.

LESSEE shall not use the Leased Premises or permit the Leased Premises to be used for any illegal purpose.

8. Right of Entry for Inspection and Maintenance:

LESSOR reserves the right to enter the Leased Premises at reasonable times to inspect them, to perform required maintenance and repairs, or to make additions or alterations that do not materially interfere with LESSEE'S enjoyment of the Leased Premises. This provision shall not imply any duty on the part of the LESSOR to make any such repairs or inspection.

9. Parking:

LESSEE shall not park or keep, nor shall LESSEE authorize to be parked or kept, more vehicles (including boats, dune buggies, or other motorized or non-motorized vehicles whether used for business, recreation or other purpose) on the Leased Premises than can fit within LESSEE's garage, under LESSEE's awning or other covered parking structure or on LESSEE's driveway, without prior written consent of LESSOR and then only upon such terms and conditions and upon payment of such fees as shall be determined by LESSOR. All vehicles to be parked, kept and maintained by LESSEE or LESSEE'S guests shall be parked or kept on the Leased Premises only in those areas that are specifically designated for that purpose by the LESSOR. Any vehicle not parked or kept properly in the designated areas shall be subject to impoundment, and LESSEE shall be solely responsible for all attendant charges and fees. In no event, shall vehicles be kept in the mobile home park which are disabled or unsightly or blocking any roadway.

10. Facilities and Utilities:

LESSEE shall pay for all other services and utilities, which may include electricity, gas, sewer and water. LESSEE shall obtain from LESSOR a list of utilities and services provided by the LESSOR prior to contracting or arranging utility or service hookups. LESSEE shall contract with LESSOR for the provision of all utilities and services provided by LESSOR. LESSEE shall contract directly with the appropriate utilities and service providers for the provision of all other utilities and services.

11. Conveyance, Assignment and Subletting:

(a) Prohibited:

LESSEE shall not assign, mortgage, rent or sublet the whole or any part of the Leased Premises, nor permit the use of the whole or any part of the Leased Premises by any licensee. This prohibition shall be construed to include a prohibition against any assignment or subletting by operation of law, assignment for the benefit of creditors, voluntary or involuntary bankruptcy or reorganization, or otherwise, without the prior written consent of LESSOR. Any such attempted assignment or subletting shall be null and void. In the event of any assignment, mortgage, rent, or sublease in violation of this Lease, LESSEE shall remain liable and responsible for the performance of all terms, covenants and conditions of this lease.

(b) Liquidated Damages:

If LESSEE conveys, assigns, mortgages, pledges or encumbers this lease, or sublets the whole or any part of the Leased Premises, or permits the use of the whole or any part of the Leased Premises by any licensee without complying with the provisions of this Agreement pertaining to such transactions, LESSEE shall be in default under this Agreement and the Lease shall be subject to immediate termination. LESSEE recognizes that such default will cause damage to LESSOR and hereby agrees to pay the LESSOR the amount of \$1,000 (One Thousand Dollars) as liquidated damages in the event of such default. The damages provided for by this paragraph shall be in addition to, and not in lieu of, other remedies available to LESSOR in the event of a default under this Agreement.

(c) Conveyance and Transfer Fee:

Lessee may sell or transfer ownership of their mobile home to a new prospective lessee but must comply with the required procedures of LESSOR for new tenants, including background checks. Prior to any conveyance, LESSEE shall pay to LESSOR, in addition to all other amounts payable under this Agreement, the sum of **FIFTEEN HUNDRED** Dollars (**\$1,500.00**) as and for a non-refundable transfer fee and the prospective lessee shall be required to sign a new Lease Agreement with LESSOR prior to occupation.

(d) Pre-Transfer Inspection: Any mobile home older than 25 years from date of manufacture shall be subject to inspection by the Tribes' Building and Safety Department, and/or an independent Certified Home Inspector. If upon such inspection the condition of the structure fails to meet Tribal Code, the Uniform Building Code, or the International Building Code, as applicable, or other items of disrepair are noted, said failures or disrepair shall be remedied prior to execution of any transfer. Failure to make the required improvements will result in denial of the requested transfer, and termination of the Lease.

NOTE TO BUYERS AND SELLERS: Approval of a Transfer, and issuance of a new Lease does not guarantee renewal of said Lease for a subsequent term. The Colorado River Indian Tribes retain full authority to deny transfers, or terminate leases where the safety of other tenants or Tribal property may be adversely impacted by structures that are not, or cannot be made safe and habitable. Each Tenant is responsible for all costs associated with necessary maintenance, upkeep and improvements required to keep their premises in a safe, habitable condition, and in compliance with all applicable building and safety codes. Failure to do so, at any time during the term of the Lease, may result in termination of the Lease.

12. Signs: Advertising:

LESSEE shall not erect or display either in the space or within the mobile home park any commercial sign without prior written consent of LESSOR.

13. Title to Mobile Home:

The mobile home to be placed on the leased premises by LESSEE is to be considered LESSEE'S personal property for the purposes of this Agreement, and shall not be deemed realty.

14. Insurance:

LESSEE shall secure liability insurance with a minimum coverage of \$100,000 for LESSEE'S mobile home. LESSEE shall provide LESSOR with current documentation of said insurance coverage.

15. Delivery of Products and Services:

LESSOR may, at its discretion, restrict the delivery of certain products and services to tenants within the mobile home park. These controls may or may not apply to such goods and services as the furnishing of dairy products, drinking water, fuel, bakery goods, laundry, and dry cleaning. Where such limitations exist, the information shall be mailed to LESSEE, and upon such mailing is hereby made a part of this Agreement.

16. Animals:

LESSEE may keep on or in the leased premises No more than 2 domesticated animals. No other animals may be kept without the written approval of LESSOR. Any animal kept on the Leased Premises pursuant to this Section shall be restrained in such appropriate manner as to prevent it from causing damage or injury to any person or property or creating a nuisance.

Dogs are permitted only in the following areas of the Lost Lake Resort: within the Leased Premises and on the designated roads. When on the Leased Premises, dogs must be restrained in an appropriate manner so as to prevent the dog from causing damage or injury to any person or property or creating a nuisance. Dogs must be properly leashed when on the designated roads. Dogs must be properly vaccinated and licensed in accordance with the provisions of Article VII of the Health and Safety Code of the Colorado River Indian Tribes.

Any LESSEE who fails to follow the provisions of this Section or the Lost Lake Resort Rules regarding animals will be ordered to remove their animal from the Lost Lake Resort.

17. Rules and Regulations of Lost Lake Resort Incorporated Herein:

It is expressly understood and agreed between the parties that the Rules and Regulations attached as Exhibit A to this Agreement are incorporated as a part of this Agreement at the time of execution hereof. LESSOR reserves the right to alter, add to, or amend such Rules and Regulations from time-to time, which changes shall become effective and be automatically incorporated as a part of this Agreement at the time of mailing or personal delivery thereof to LESSEE, without further notice. LESSEE hereby guarantees that all guests of LESSEE will abide by the Rules and Regulations of LOST LAKE RESORT referred to in this paragraph. LESSEE acknowledges that failure to comply with the Rules and Regulations of LOST LAKE RESORT shall constitute grounds for termination of this lease by LESSOR.

18. Care of Premises:

LESSEE shall keep the leased premises orderly, safe, clean and reasonably free of rubbish, insects, pests and dirt at all times. No trash or rubbish may be stored on the Leased Premises for more than a twenty-four (24) hour period. LESSEE shall not burn any trash or garbage at any time in or about the Leased Premises. LESSEE shall, at its sole expense, repair and replace all damage caused by LESSEE or its agents, employees, invitees or licensees. If LESSEE fails to maintain or repair the leased premises as required under this Agreement, and such failure continues for ten (10) days after having received written notice from LESSOR, LESSOR may perform, but is not obligated to perform, any such required maintenance and repairs. The cost of such maintenance or repairs shall be Additional Rent payable by LESSEE within ten (10) days of receipt of an invoice from LESSOR.

19. Surrender of Premises by LESSEE:

(a) Liquidated Damages:

At the expiration or termination of this Agreement for any reason, LESSEE shall peaceably and without legal process yield up immediate possession of the Leased Premises to LESSOR, in good condition, usual wear and tear and Acts of God expected. Should LESSEE fail to do so, whether by lapse of time, or in any other manner, LESSEE shall pay as liquidated damages for the time which possession is withheld an amount equal to double the rental rate stipulated to in this Lease Agreement. These remedies shall not operate to deny LESSOR any other remedy provided LESSOR, either in this Agreement or by law, for regaining the possession of the Premises from LESSEE.

(b) Improvements:

All improvements erected upon the Leased Premises by LESSEE shall be removed by LESSEE, at LESSEE'S sole expense, prior to surrender of possession to LESSOR, or fifteen (15) days after any earlier termination as provided for in this Agreement. If LESSEE fails to remove such property as required under this Agreement, such property becomes the property of LESSOR. LESSOR may keep and use or dispose of the property at its sole discretion without any liability on the part of LESSOR, and may charge the cost of any such removal, storage or disposition to LESSEE.

(c) Condition of Premises Upon Surrender:

LESSEE shall surrender the Leased Premises in good condition, reasonable wear and tear excepted. LESSEE will ensure that the Leased Premises shall be in an orderly and clean condition, free of rubbish or other debris. To the extent possible, LESSEE shall restore that Leased Premises to the condition in which LESSEE received the premises.

20. Delivery of Possession by LESSOR:

This Agreement shall not be rendered void or voidable by the inability of LESSOR to deliver possession of the Leased Premises to LESSEE at the beginning of the lease term, nor shall any inability to deliver possession of the Leased Premises render LESSOR liable to LESSEE for any damages or losses suffered by LESSEE as a result. If LESSOR cannot deliver possession of the Leased Premises, there shall be a proportionate reduction of rent covering the period of time from the beginning of the lease term until the time when LESSOR can deliver possession.

21. Severability:

Waiver of one breach of a term, condition, or covenant of this Agreement by LESSOR shall be limited to the particular instance and shall not be deemed to waive past or future breaches of the same or other terms, conditions or covenants.

22. Termination:

(a) Termination by Consent:

LESSOR and LESSEE, upon the written agreement and consent of each party, may cancel this agreement at any time, without cause. Any request by LESSEE to terminate early shall be submitted to LESSOR with a minimum of thirty (30) days written notice.

(b) Termination for Event of Default:

LESSOR may terminate this agreement immediately in the event of default as provided within Sections 23 and 24.

(c) No Waiver:

The right to terminate this Lease in an event of breach shall not be construed as a waiver by the LESSOR of any rights to secure compliance with the terms of this Lease.

(d) Termination Upon Death of LESSEE:

This Lease shall automatically terminate upon the death of the Lessee and is not subject to assignment or transfer by probate proceedings. However, if no Lessee remain on the Lease, the estate shall be permitted to remove property as indicated in paragraph 18(B) and will remain responsible for any outstanding rent owed and any costs of storage, removal, and disposition of property from the site. The estate shall be permitted an additional 30 days to remove the property due to death of the Lessee. In the event there is more than one Lessee on the Lease, the entire interest of the deceased Lessor passes to the remaining Lessee(s).

23. Events of Default:

The occurrence of any of the following shall constitute an event of default under this Lease:

(a) Failure of LESSEE to pay when due any installment of rent hereunder or any other sum herein required to be paid by LESSEE, and continuance of such failure for five (5) days after written notice from LESSOR; or

(b) Abandonment or misuse of the Leased Premises by LESSEE; or

(c) Failure of LESSEE to perform any other covenant or condition of this Agreement within fifteen (15) days after written notice and demand; or

(d) Material, repeated or continual violation of the Lost Lake Resort Rules and Regulations by LESSEE or LESSEE'S guests.

24. LESSOR'S Remedies Upon Default:

Upon the occurrence of an event of default, LESSOR shall have the right, then or at anytime thereafter, and while such event of default shall continue, and in addition to and not in lieu of any other remedies, relief or rights available to LESSOR at law or equity or contained in this Agreement, to do any of the following:

(a) LESSOR may cure the default and charge LESSEE for the costs of such cure, which charge shall be due and payable as rental under this Agreement immediately upon written notice to LESSEE; or

(b) LESSOR may distrain for rent due and shall have a valid and first lien on all property of LESSEE, as security for the payment of the rent reserved under this Agreement; or

(c) LESSOR may terminate this Agreement and any tenancy created and re-enter the Leased Premises or any part thereof and repossess and enjoy the Leased Premises as before this agreement, without prejudice to any remedies which might be otherwise used or the recovery of damages resulting from LESSEE'S default under this Agreement. The right to terminate is exercisable by a written notice to LESSEE, which written notice may be part of a notice of default previously delivered to LESSEE, and as such, may be conditioned upon LESSEE'S failure to cure the default and the event of default. The termination may be made effective as of the event of default, or thereafter, and, if not otherwise specified will be deemed to be effective immediately. Upon such termination and forfeiture, LESSOR shall be entitled to and may take immediate possession of the leased premises, any other notice or demand being hereby waived. LESSEE further agrees that LESSOR may expel, remove and haul LESSEE'S personal property from the Leased Premises, using such force as may be reasonably necessary to do so and without being liable for the damages therefore or in connection therewith. LESSOR'S termination of this Agreement does not, however, release LESSEE from liability for rentals then overdue or remaining under the Lease but shall operate to accelerate the entire balance of the term rental, which shall become immediately due and payable by LESSEE, along with all overdue rentals and charges.

25. Remedies of Secretary for Default by LESSEE:

The United States Secretary of the Interior (Secretary) may in accordance with Title 25, Chapter 1, Part 162.14 of the Code of Federal Regulations, or any amendments thereto, act upon any default of LESSEE under this Lease. No waiver of a breach of any of the covenant of this Agreement shall be construed to be a waiver of any succeeding breach of the lease of any

other covenant. The remedies of the Secretary are not exclusive and do not in any way preclude LESSEE from exercising any remedy under this Lease or any applicable law.

26. Reservation Laws and Ordinances: Consent to Jurisdiction:

LESSEE, guest of LESSEE, LESSEE'S employees and agents, guests and their employees and agents hereby agree to abide by all laws, regulations and ordinances of the Colorado River Indian Tribes, now or hereafter in force and effect. LESSEE, its employees and agents, guests, and their employees and agents hereby consent to the jurisdiction of the Colorado Indian Tribes and the Tribal Court of said Tribes. Such jurisdiction shall include, but not be limited to, jurisdiction to levy fines, and enter judgments for compensatory and punitive damages and injunctive relief, in connection with activities conducted by LESSEE, guests and agents on the Colorado River Indian Reservation or which have a proximate (legal) effect on persons or property on said Reservation.

27. Nonliability of Lessor, Indemnity:

Neither the LESSOR nor the United States Government nor their officers, agents, and employees shall be liable for any loss, damage, injury or death of any kind whatsoever, to the person or property of the LESSEE or of any other person whomsoever, caused by the use of the Leased Premises, or by any defect in any structure erected thereon, or arising from any accident, fire or from any other casualty on the Leased Premises or from any other cause whatsoever, and LESSEE, as a material part of the consideration for this Agreement, hereby waives on LESSOR'S behalf all claims against LESSOR and/or the United States Government and agrees to hold LESSOR and/or the United States Government free and harmless from liability for all claims for any loss, damage, injury or death arising from the use of the Leased Premises by the LESSEE, together with all costs and expenses in connection therewith.

28. No Waiver of Immunity:

Nothing in this Agreement shall be construed to affect or be deemed a waiver of immunity by the Colorado River Indian Tribes.

LESSEE'S signature below also hereby acknowledges receipt of a copy of the Rules and Regulations of LOST LAKE RESORT.

IN WITNESS WHEREOF, the parties executed this Lease Agreement on the Colorado River Indian Reservation the day and year first above written.

LESSOR

COLORADO RIVER INDIAN TRIBES

Audrea Jones

Date: 5/3/26

LESSEE

[Signature]
[Signature]

Name: _____

Signed: _____

Date: 4/3/26