Wisconsin Land Rental Agreement

This **Land Rental Agreement** (hereinafter referred to as the "Agreement") is entered into as of January 1st, 2026, by and between Maple Haven Investments LLC, with a mailing address of 6915 Benward Lane, San Antonio Texas 78250 (hereinafter referred to as the "Landlord") and Keith Cloutier, with a mailing address of 124 Oak Street Claremont, MN 55924 (hereinafter referred to as the "Tenant"), collectively referred to as the "Parties," both of whom agree to be bound by this Agreement.

1. Agreement to Rent. The Landlord agrees to rent to the Tenant and the Tenant agrees to rent from the Landlord, according to the terms and conditions set forth herein, the following real estate (hereinafter referred to as the "Site"):

Sunfish lane Trempealeau, Wi 54661

Parcel Number 186-00594-0000

Legal Description FISHERMAN'S PARADISE ADD TO T-TREMPEALEAU LOT 5 BLK 6

Legal Land Description

2. Purpose. The Site may be used and occupied only for the following purpose (hereinafter referred to as the "Permitted Use"):

Recreational Purpose-Camping-RV Camping

Purpose of Land Use

Nothing herein shall give the Tenant the right to use the Site for any other purpose without the prior written consent of the Landlord. The Landlord makes no representation or warranty regarding the legality of the Permitted Use, and the Tenant will bear all risk of any adverse change in applicable laws.

3. Term. This Agreement will be for a term beginning on 1/1/26 and ending on 12/31/26 (hereinafter referred to as the "Term"). The Parties hereto may elect to extend this Agreement upon such terms and conditions as may be agreed upon in writing and signed by the Parties at the time of any such extension.

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4. Rent. Check one:

☐ The Tenant will pay the Landlord rent of $_____ on the Effective Date.

☑ The Tenant will pay the Landlord rent of $1,500_____ up front one time for the 12 month term of the lease.

5. Late Fee. Check one:

☑ The Landlord will **not charge** a late fee.

☐ Rent paid after the _____ day of each month will be deemed as late; and if rent is not paid within _____ days after such due date, the Tenant agrees to pay a late charge of:

☐ _____% of the balance due per day for each day that rent is late.

☐ $_____.

☐ In annual installments due on the _____ each year during the Term.

6. Prorated Rent. Check one:

☐ Rent for any period during the Term which is for less than one year will be a pro rata portion of the annual installment. Additional details:

_____

_____

_____

☑ Not applicable.

7. Additional Rent. There may be instances under this Agreement where the Tenant may be required to pay additional charges to the Landlord. All such charges are considered additional rent under this Agreement and will be paid with the next regularly scheduled rent payment. The Landlord has the same rights and the Tenant has the same obligations with respect to additional rent as they do with rent.

8. Security Deposit. Check one:

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☑ The Tenant is **not required** to pay a security deposit.

☐ Upon signing this Agreement, the Tenant will pay a security deposit in the amount of $_____ to the Landlord. The security deposit will be retained by the Landlord as security for the Tenant's performance of its obligations under this Agreement. If the Tenant does not comply with any of the terms of this Agreement, the Landlord may apply any or all of the security deposit to remedy the breach, including to cover any amount owed by the Tenant and/or any damages or costs incurred by the Landlord due to the Tenant's failure to comply. Within _____ days after the termination of this Agreement, the Landlord will return the security deposit to the Tenant (minus any amount applied by the Landlord in accordance with this section). Any reason for retaining a portion of the security deposit will be explained in writing.

9. Interest. Check one:

☐ The security deposit will bear interest while held by the Landlord in accordance with applicable state laws and/or local ordinances.

☑ The security deposit will **not bear** interest.

10. Taxes. Check one:

☐ The Tenant shall pay all taxes or assessments which are levied or charged on the Site during the Term.

☑ The Landlord shall pay all taxes or assessments which are levied or charged on the Site during the Term not including any incurred by tenant during lease term.

11. Utilities. Check one:

☑ The Tenant shall pay the cost of all utility services during the Term, including but not limited to gas, water, and electricity used on the Site.

☐ The Landlord shall pay the cost of all utility services during the Term, including but not limited to gas, water, and electricity used on the Site.

12. Delivery of Possession. The Landlord will deliver exclusive and lawful possession of the Site to the Tenant on the start date of the Term. In the event the Landlord is unable to give possession of the Site to the Tenant on such date, the Landlord will not be subject to any liability for such failure, the validity of this Agreement will not be affected, and the

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Term will not be extended. The Tenant will not be liable for rent until the Landlord gives possession of the Site to the Tenant.

13. Holdover Tenancy. Unless this Agreement has been extended by mutual written agreement of the Parties, there will be no holding over past the Term under the terms of this Agreement under any circumstances. If the Tenant does retain possession past the Term, the Tenant shall pay 100 % of the then applicable rent computed on a monthly basis for each month or portion thereof during such holdover. In addition, the Tenant shall be liable for any damages incurred by the Landlord as a result of the holdover.

14. Condition of the Site. The Tenant has examined the Site and accepts the Site in its current condition "as is" and "with all faults." except as expressly set forth herein, the Landlord makes no representation or warranty, express or implied, or arising by operation of law, including but not limited to, any warranty of fitness for a particular purpose, merchantability, habitability, suitability, or condition. The Tenant acknowledges that the Tenant has not relied on any representations or warranties by the Landlord in entering this Agreement.

15. Use of the Site. The Tenant agrees to use the Site only for the Permitted Use and will not commit waste upon the Site. The Tenant will, at its sole expense, maintain the Site in good repair and make all necessary repairs thereto. The Tenant will not use the Site for any unlawful purpose or in any manner that will materially harm the Landlord's interest in the Site.

16. Improvements and Alterations. Check one:

☑ The Tenant may not may make improvements, alterations, additions, or other changes to the Site without the written approval of the Landlord.

☐ The Tenant may make improvements, alterations, additions, or other changes to the Site without the written approval of the Landlord. The Tenant agrees that any construction will be performed in a good and workmanlike manner and will comply with all applicable laws. All improvements, alterations, additions, or other changes to the Site shall become the property of the Landlord upon the termination of this Agreement.

17. Signs. Check one:

☐ The Tenant shall have the right to erect any sign related to its business, on the condition that such signs comply with the law.

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☑ The Tenant shall **not have** the right to erect any sign related to its business.

18. Subordinated Rent. Check one:

☐ The Landlord agrees to pledge as collateral or subordinate its interest in the Site for or to any Leasehold Mortgage if required by any lender of the Tenant.

☑ In no event will any interest of the Landlord in the Site be pledged as collateral for or be subordinate to any Leasehold Mortgage.

19. No Mechanics Lien. The Tenant will not permit any mechanics or other liens to be filed against the Landlord's interest to the Site as a result of any work performed for or obligations incurred by the Tenant. The Tenant will indemnify the Landlord for any liability, cost, or expense, including attorney's fees, in the event any such lien is filed.

20. Permits and Approvals. The Tenant will be responsible for obtaining all licenses, permits, and approvals required by any federal, state or local authority in connection with its use of the Site. The Landlord will cooperate with the Tenant and provide the necessary documents to obtain such licenses, permits, and approvals.

21. Compliance with Laws. Tenant covenants and agrees to comply with all federal, state and local laws, regulations and ordinances affecting the Site and use of the Site, including applicable environmental laws. In addition, Tenant will comply with all requirements necessary to keep in force fire and liability insurance covering the Site.

22. Hazardous Substances. The Tenant will not keep or store on the Site any item of a dangerous, flammable, or explosive character that might unreasonably increase the danger of fire or explosion on the Site or that might be considered hazardous or extra hazardous by any responsible insurance company.

23. Insurance. At all times during the Term, the Tenant will maintain insurance for the Site covering:

☑ Property Insurance. Property insurance covering all of the Tenant's improvements, equipment, and other personal property located on the Site.

☑ General Liability. Commercial liability insurance covering bodily injury, death, or property damage in an amount not less than $1,000,000 per occurrence with Maple Haven LLC named as additional insured.

☐ Workers' Compensation. Workers' compensation and employee insurance in an amount not less than $_____, or as required by law.

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☐ Automobile Insurance. Automobile liability insurance in an amount not less than $_____.

☐ Other. _____

_____

_____

All insurance policies (other than na_____), shall name the Landlord as an additional insured or interested party. The Tenant will provide the Landlord certificates evidencing the required insurance policies prior to the start date of the Term.

24. Waiver of Subrogation. The Landlord and the Tenant each waive any and all claims or rights to recovery against the other Party for any loss or damage to the extent such loss or damage is covered by insurance or would be covered by insurance as required under this Agreement. The Landlord and the Tenant will cause each insurance policy carried by the Landlord or the Tenant relating to the Site to include or allow a full waiver of any subrogation claims.

25. Indemnification. To the extent permitted by law, the Tenant agrees to indemnify, defend, and hold harmless the Landlord from any and all claims, actions, liabilities, suits, demands, damages, losses, or expenses, including attorneys' fees, arising out of or relating to (i) the Tenant's use and occupancy of the Site, (ii) any work done by or on behalf of the Tenant on the Site, (iii) the Tenant's negligence or willful misconduct, and/or (iv) the Tenant's breach or default of any of the terms of this Agreement, provided however, the Tenant's obligations under this section shall not extend to any claims actions, liabilities, suits, demands, damages, losses, or expenses arising from the sole negligence or willful misconduct of the Landlord.

26. Access to Site. The Landlord or its agents may have access to the Site at reasonable times to inspect the Site, to make any necessary repairs, to show the Site to prospection lenders or buyers, and as otherwise needed to perform its obligations under this Agreement. Minimum 24 hour notice will be provided.

27. Default. The following shall each constitute an "Event of Default" by the Tenant:

A. The Tenant fails to make any required payment due under this Agreement.

B. The Tenant fails to perform any obligation or condition or to comply with any term or provision of this Agreement.

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C. The Tenant files a petition for bankruptcy, reorganization or similar relief, or makes an assignment for the benefit of creditors.

D. Failure to abide by flood zone restrictions enforced by the WDNR and Town of Trempealeau and listed in additional provisions. Tenant is responsible to contact township for full list of restrictions.

28. Termination by Landlord. Upon the occurrence of an Event of Default by the Tenant which continues for a period of 30 days after receiving written notice of the default from the Landlord, the Landlord has the right to terminate this Agreement and take possession of the Site. The Landlord's rights hereunder shall be in addition to any other right or remedy now or hereafter existing at law or equity.

29. Termination by Tenant. In the event of a breach by the Landlord of any of its obligations, covenants, or agreements under this Agreement which continues for a period of 30 days after receiving written notice of the breach from the Tenant, the Tenant has the right to terminate this Agreement, upon written notice to the Landlord, without penalty. The Landlord shall return to the Tenant any prepaid or prorated rent if the Tenant terminates this Agreement pursuant to this section.

30. Surrender of the Site. The Tenant shall return the Site to the Landlord upon termination of this Agreement in good condition and repair, ordinary wear and tear excepted. Within 7 days following the termination of this Agreement, the Tenant will remove all equipment, materials, fixtures and other personal property belonging to the Tenant from the Site. Any property left on the Site after 30 days following the termination of this Agreement will be deemed to have been abandoned by the Tenant and may be retained by the Landlord.

31. Registration of the Rent. The parties shall, to the extent required by law and practice, properly register this Rent Agreement with the relevant Land Registry Office, and any other relevant government office that may serve as a place for registering or recording rents, within 45 days from the date that this Rent Agreement is executed.

32. Subordination. This Agreement and the Tenant's right hereunder shall be subject and subordinate in all respects to any mortgage, deed of trust, or other lien now or hereinafter incurred by the Landlord. Upon request of the Landlord, the Tenant will enter into a subordination agreement or other customary form as required by the lien holder.

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33. No Partnership. Nothing contained in this Agreement shall be deemed or construed to create a partnership, joint venture or any other fiduciary relationship between the Parties other than that of the Landlord and the Tenant. Neither Party is authorized to act as an agent or on behalf of the other Party.

34. Condemnation. In the event that all or a material portion of the Site necessary for the Tenant's Permitted Use of the Site is taken for any public or quasi-public use under any governmental law, ordinance or regulation or by the right of eminent domain, this Agreement shall terminate on the date of such taking, and all rent under this Agreement shall be prorated and paid to such date. In the event such taking is less than a material portion of the Site, this Agreement shall remain in full force and effect; provided however, the rent due under this Agreement shall be reduced to such extent as may be fair and reasonable under the circumstances. The Landlord and the Tenant shall each be entitled to receive and retain such separate awards and portions of lump sum awards as may be allocated to their respective interests in any condemnation proceedings.

35. Limitation of Liability. The Landlord is not responsible or liable for any loss, claim, damage or expense as a result of any accident, injury or damage to any person or property occurring anywhere on the Premises, unless resulting from the negligence or willful misconduct of the Landlord.

36. Assignment and Subletting. The Tenant will not assign this Agreement as to all of or any portion or the Site or make or permit any total or partial subrent or other transfer of all of or any portion of the Site without the Landlord's consent.

37. Quiet Enjoyment. If the Tenant pays the rent and performs all other obligations under this Agreement, the Tenant may peaceably and quietly hold and enjoy the Site during the Term.

38. Force Majeure. In the event that the Landlord or the Tenant shall be delayed or hindered in or prevented from the performance of any act other than the Tenant's obligation to make payments of rent, additional rent, and other charges required hereunder, by reason of strikes, lockouts, unavailability of materials, failure of power, restrictive governmental laws or regulations, riots, insurrections, the act, failure to act, or default of the other Party, war or other reason beyond its control, then performance of such act shall be excused for the period of the delay and the period for the performance of such act shall be extended for a period equivalent to the period of such delay.

39. Notices. All notices given under this Agreement must be in writing. A notice is effective upon receipt and shall be delivered in person, sent by overnight courier service

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or sent via certified or registered mail or email addressed to the Landlord or the Tenant at the address stated above, or to another address that either Party may designate upon reasonable notice to the other Party.

40. Further Assurances. Each Party hereto agrees to execute and deliver any additional documents and to do all such other acts as may be necessary to carry out this Agreement and each Party's rights and interests in this Agreement.

41. No Waiver. No Party shall be deemed to have waiver any provision of this Agreement or the exercise of any rights held under this Agreement unless such waiver is made expressly in writing.

42. Severability. If any provision of the Agreement is held to be invalid, illegal, or unenforceable in whole or in part, the remaining provisions shall not be affected and shall continue to be valid, legal, and enforceable as though the invalid or unenforceable parts had not been included in this Agreement.

43. Successors and Assignees. This Agreement will insure to the benefit of and be binding upon the Parties and their respective permitted successor and assigns.

44. Governing Law. The Parties agree that this Agreement shall be governed by the laws of Wisconsin (State).

45. Disputes. Any dispute arising from this Agreement shall be resolved through (check one):

☑ Court litigation. Disputes shall be resolved in the courts of the State of Wisconsin.

☑ If either Party brings legal action to enforce its rights under this Agreement, the prevailing party will be entitled to recover from the other Party its expenses (including reasonable attorneys' fees) incurred in connection with the action and any appeal.

☑ Binding arbitration. Binding arbitration shall be conducted in accordance with the rules of the American Arbitration Association.

☑ Mediation.

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☑ Mediation, then binding arbitration. If the dispute cannot be resolved through mediation, then the dispute will be resolved through binding arbitration conducted in accordance with the rules of the American Arbitration Association.

46. Amendments. This Agreement may not be modified except in writing signed and acknowledged by both Parties.

47. Counterparts. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, and all of which together, shall constitute one and the same document.

48. Entire Agreement. This Agreement constitutes the entire understanding between the Parties and supersedes and cancels all prior agreements of the Parties, whether oral or written, with respect to the Site.

49. Rent Term and Termination. This agreement will come into effect on January 1st, 2026 and will continue as a month-to-month tenancy (hereinafter referred to as the "Rent Term").

The Landlord or the Tenant must give the other party a written 30 day notice of non-renewal. If the Tenant plans to leave on or after the first of any month, they are responsible for that month's full Rent. If the Tenant does not provide the Landlord with a written 30 notice, they shall forfeit their full deposit amount.

IN WITNESS WHEREOF, the Parties hereto, individually or by their duly authorized representatives have executed this Agreement as of the Effective Date. The Parties agree to the terms and conditions set forth above as demonstrated by their signatures as follows:

Nathaniel Beaman for Maple Haven Investments	Keith Cloutier
Landlord's Printed Name	Tenant's Printed Name
Nathaniel Beaman	
Landlord's Signature	Tenant's Signature
1/1/2026	
Date	Date
nate@maplehaveninvestments.com	keithcloutier@gmail.com

Additional Provisions:

Lot is in Flood Zone/Flood way as designated by FEMA. Specials Restrictions to use apply up to and including;
1. No permenent Structures allowed.
2. Campers/RVs allowed for limited timeframe.
3. Any fill or pads must be placed at ground level.
4. Any other restriction landlord is not aware of per state, county or township.

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