

TURQUOISE TRIANGLE RV PARK, LLC

2501 East State Route 89A
Cottonwood, Arizona 86326
Phone (928) 634-5294
turquoisetriangle@gmail.com

Lease Agreement

PARTIES: The parties to this agreement are Turquoise Triangle RV Park, LLC herein called "Owner" and _____, herein called "Tenant".

PREMISES: Owner hereby rents to tenant the premises commonly known as the mobile recreational vehicle park on space #_____, at Turquoise Triangle RV Park, 2501 East State Route 89A, Cottonwood, Arizona 86326.

TERM: The rental term shall commence on _____ at _____ a.m. / p.m., and continue through _____ at _____ a.m. / p.m. Either party shall terminate the tenancy by the giving of written notice to the other of intention to terminate at least thirty (30) days prior to the date of termination. The Owner may terminate this agreement upon Tenant's failure to pay timely rents, utilities and late fees, after seven (7) days notice.

RENT: The Tenant agrees to pay Owner a monthly rent for the premises of \$_____ per month, including either \$.17 per kw and \$8.00 meter fee or _____ per month for electric utilities or Tenant's prorated share of utilities on a month to month basis. This amount is due on the _____ day of each month, or on _____. Tenant agrees that unpaid rents, utilities and late fees shall be recoverable as damages, in the event Tenant violates this agreement.

MAILBOX: No mail will be held at the office, unless the Tenant has arranged to have their mail forwarded to the above address. The Tenant hereby releases and waives any and all claims against Owner, relating to the delivery and safekeeping of mail and or parcels. Tenant further acknowledges that any mail boxes provided are unsecured and Tenant shall have mail or parcels delivered to the office at their own risk.

SECURITY DEPOSIT: Owner requires a security deposit in the amount of \$_____, to be paid in advance by the Tenant(s). With returned acceptance of this agreement signed by Tenant(s), the deposit will be refunded after the last electric bill has been deducted, and with consideration taken into the condition of the space after departure. If your space is not cleaned, there will be a cleaning fee taken out of \$25.00.

CLEANING FEE: Owner requires a cleaning fee in the amount of \$25.00 if your space is not cleaned after moving out of space #_____.

LATE FEES: If rent is not received by 5 days after your Due Date, the tenant is to pay a late fee of \$5.00 per day.

PETS: Owner agrees that tenant can keep _____ Cat(s) or _____ Dog(s) on the premises. Tenant shall take full responsibility for any damage or replacement of loss. Owner requires a pet fee in the amount of \$ _____.

USE, OCCUPANCY, PARK RULES AND MAINTENANCE OF PREMISES: Tenant shall use the premises for residential purposes only. Only the parties listed as tenants herein shall use the premises. Occupancy by guests staying more than 7 days without the written consent of the owner shall be considered a breach of this agreement.

Tenants:

Tenant agrees to comply with all Turquoise Triangle RV Park rules and regulations, which are applicable to all residents and are in existence during the rental term. These rules and regulations are incorporated herein by reference, and any violation of such rules and regulations shall be a basis for termination of this Lease Agreement. Tenant agrees not to allow any excessive noise or activity which disturbs the peace and quiet of the neighbors.

Tenant shall agree to keep the dwelling in a clean and sanitary condition and to take proper care of the surrounding grounds to keep the same clear of debris, rubbish, and unsightly materials. Owner agrees to maintain premises in a decent, safe and sanitary condition prior to the commencement of the rental term. All parties agree to comply with all state, local, and Turquoise Triangle RV Park rules, laws and regulations concerning use.

CRIME FREE PREMISES: Tenant acknowledges that the Turquoise Triangle RV Park is a crime free location. Tenant agrees to comply with the Crime Free Addendum attached hereto and incorporated herein by reference.

DAMAGE TO THE PREMISES: Tenant shall be liable for the cost of repairs of any damage to the premises caused by tenant, or any person on the premises with tenant consent. The tenant may make repairs at his/her own expense, or the owner may cause repairs to be made at the tenant's expense. All repairs under this section shall be completed at a reasonable cost.

ENTRY INSPECTION: Owner may enter the premises with consent of tenant upon prior reasonable written notice, or prior telephone approval by tenant. Twenty-four hours shall be deemed reasonable advance notice for the purpose of making repairs, and shall be made during normal business hours. In the event of an emergency such as fire or a plumbing leak, owner may access the premises without consent or prior notice.

SUBLEASING-ASSIGNMENT LIENS: Tenant shall not sublet the premises or assign this agreement without the prior written consent of Owner. Tenant further agrees not to allow any lien or encumbrance to be placed upon the rented premises arising out of any transaction to which tenant is a party.

DESTRUCTION OF PREMISES: If the premises were to become totally or partially destroyed during the term of this agreement, which may seriously interfere with tenant occupancy, either party to this agreement may terminate immediately upon delivery of written notice to the other. Owner shall have the right of re-entry pursuant to the laws of the State of Arizona. Upon termination of this agreement by written notice pursuant to Arizona law, Tenant shall, without further notice from owner, remove all personal property belonging to tenant and leave the premises in a good and clean condition.

LEGAL FEES: If the tenant is in breach of this contract and owner deems necessary to enforce this agreement, or collect rental or other damages through an attorney, or in a legal action, the tenant shall be responsible for reasonable attorney fees and out of pocket costs incurred by owner which were precipitated by the breach of this agreement by the tenant.

INSURANCE: Tenant acknowledges that any insurance policy put in force by the Owner is not for the benefit of Tenant and does not cover personal property damage caused by fire, theft, rain, war, acts of God, acts of other and/or any other causes, nor shall owner be held liable for such losses. Tenant is hereby advised to obtain his or her own insurance policy to cover any personal losses.

RIGHT AND REMEDIES: The parties to this agreement shall have all the rights and remedies afforded them by the laws of the State of Arizona, or any local government therein. Upon material breach of this agreement or default by tenant, owner reserves the right of re-entry pursuant to legal proceedings required by the current prevailing laws of the State of Arizona.

SEVERABILITY: If any provision of this agreement or its allocation is held invalid, it will not effect other provision or allocations herein.

NOTICE/ADDRESS FOR PAYMENT OF RENT: All notices to owner and all rent payment shall be delivered to owner at the following address:

OWNER: Turquoise Triangle RV Park, LLC
2501 East State Route 89A
Cottonwood, Arizona 86326
Phone (928) 634-5294

TENANT: Name: _____
Address: _____
Home Phone: _____
Cell Phone: _____
E-Mail Address: _____

The signature(s) below constitutes concurrence to the above Lease Agreement.

Turquoise Triangle RV Park, LLC

Manager

Date

Tenant(s)

Tenant

Date

Tenant

Date

Tenant

Date

Tenant

Date

**TURQUOISE TRIANGLE RV PARK, LLC
CRIME FREE RENTAL/LEASE ADDENDUM**

In consideration of the execution or renewal of a lease of the unit identified in this Lease Agreement, Owner and Tenant agree as follows:

1. Tenant, any members of the Tenant's household or a guest or other person under the Tenant's control shall not engage in criminal activity, including drug-related criminal activity, on or near the said premises. "Drug-related criminal activity" means the illegal manufacture, sale, distribution, use, or possession with intent to manufacture, sell, distribute, or use of a controlled substance (as defined in Section 102 of the Controlled Substance Act [21 U.S.C. 802]).
2. Tenant, any member of the Tenant's household or guest or other person under the Tenant's control shall not engage in any act intended to facilitate criminal activity, including drug-related criminal activity, on or near the said premises.
3. Tenant or members of the household will not permit the dwelling unit/space to be used for or to facilitate criminal activity, including drug-related criminal activity, regardless or whether the individual engaging in such activity is a member or the household, or a guest.
4. Tenant, any member of the Tenant's household or a guest, or another person under the Tenant's control shall not engage in the unlawful manufacturing, selling, using, storing, keeping, or giving of a controlled substance as defined in A.R.S. 13-1202, at any locations, whether on or near the dwelling unit premises or otherwise.
5. Tenant, any member of the Tenant's household, or a guest or another person under the Tenant's control shall not engage in any illegal activity, including prostitution as defined in A.R.S. 13-3211, Criminal gang activity as defined in A.R.S. 13-105 and 13-2308, threatening or intimidating as prohibited in A.R.S. 13-1202, assault as prohibited in A.R.S. 13-1203 including but not limited to the unlawful discharge of firearms, on or near the dwelling unit premises, or any breach of the lease/rental agreement that otherwise jeopardizes the health, safety and welfare of the landlord, his agent(s) or other tenant or involving imminent serious property damage, as defined in A.R.S. 33-1368.
6. VIOLATION OF THE ABOVE PROVISIONS SHALL BE A MATERIAL AND IRREPARABLE VIOLATION OF THE LEASE AGREEMENT AND GOOD CAUSE FOR TERMINATION OF TENANCY. A single violation of any provisions of the added addendum shall be deemed a serious violation and a material and irreparable non-compliance.

Tenant(s)

Tenant

Date

Tenant

Date