

IHC MANAGEMENT COMPANY, LLC

931-531-5214

Management does hereby let and lease to ----- Belleglade Mobile Home Community in at -----
_, Clarksville, Montgomery County, Tennessee for occupancy by a mobile home to be used as a dwelling by the
Tenant and their immediate family.

*The Rules and Regulations, as defined within this Lease Agreement, have been established for the mutual
convenience and benefit of all residents. Only if each individual resident and their guests adhere to these rules
and regulations can we maintain the quiet, orderly, safe and enjoyable atmosphere that they were designed to
provide. The management of this community offers equal housing opportunities. We do business in accordance
with the Federal Fair Housing Act and will not discriminate against any person because of race, color, religion,
sex, national origin or any other protected status.*

1. Lease Term

This lease is for a term of **12 months**, which commences on 01--2024 and 01--2025 ends . The
tenant, by signing this lease, also agrees to all of the covenants, conditions and stipulations of this
lease.

Tenant shall pay **\$380** (single-wide) or **\$410**(double-wide standard lot) or **\$425** (double-wide
premium lot) monthly rent. Rent is due, in full, by the first (1st) day of each month. Cash payments
will not be accepted. Rent will be either paid online BellegladeMh.com or Cash pay option method
with instructions to be provided.

Iron Horse Belleglade LLC
2695 Robert Avenue
Clarksville, TN 37042

Rent is considered delinquent if not received, in full, by the fifth (5th) day of each month. A late fee of
Ten and 00/100 (10%) of charged rent will be assessed if the payment is not received by 5:00 PM on
the 5th.

Checks returned, by the bank, for insufficient funds will incur an additional charge of up to Seventy
(\$70.00) dollar charge. Minimum charge of Thirty-Five Dollars (\$35.00) and an additional Thirty-
Five Dollars (\$35.00) if the payment was made online or through Pay Lease.

If a tenant makes an online payment that is returned due to insufficient funds, they will lose the
ability to make online payments for up to Twelve (12) Months. After the third occurrence, the tenant
will no longer be able to process online payments.

All service expenses incurred by the Tenant will be deemed additional rent and will be added to the
monthly rent bill.

If a Tenant has an outstanding fine or rent-due balance any money received will be applied to the
oldest past-due amount, not the most recent.

No refunds will be made for partial month of occupancy.

2. Utilities

Trash must be placed in approved containers and will be picked up once weekly from the curb in front of each home. Improper disposal or storage of trash is prohibited and must be removed immediately by the Tenant or the Management will remove it, at the Tenant's expense. The trash expense is 10.50 per month in addition to the lot rent. The monthly rate is subject to change.

All other utilities i.e., electric, gas, telephone, cable, etc. are the responsibility of the Tenant.

3. Home Guidelines

Management reserves the right to approve or reject a manufactured home if its size or appearance does not meet our standards. No mobile home may be moved into Belleglade Mobile Home Community without prior written approval of the Management. All mobile homes must adhere to the following guidelines.

Skirting: Skirting is required on all homes. It must be professionally installed and designed and/or manufactured for mobile homes. Skirting must be installed within 45 days of the home being placed within Belleglade Mobile Home Community. Skirting must be maintained by the Tenant and will need to be repaired/replaced if it becomes unsightly.

Entrance Stairs/Decks: All entrances to the mobile home must have a minimum of a 3' x 3' wooden deck with steps and railings that comply with all county and state building codes within 30 days of the home being placed within Belleglade Mobile Home Community. Concrete may not be used as steps, decks or patios. Entrance stairs/decks must be maintained by the Tenant and will need to be repaired/replaced if it becomes unsightly or fails to comply with all county and state building codes.

General Appearance: All home exteriors must be well maintained. Roofs, exterior paint, shutters, etc. need to be kept in good condition and appearance. Financing for repairs/replacements may be available from Iron Horse Belleglade, LLC.

Fences must be approved by management and cannot be replaced with a new fence without approval. Fences must be in compliance with all city and county requirements. Fence must be transparent and cannot be made into a dog run. Inside area of the fence must be kept clean and mowed at all times. Management has the right to revoke the approval of a fence if not properly maintained and will require the tenant to remove the fence.

Utility Connections: Tenants shall provide and maintain the necessary connections to their mobile home for the following connections: water, sewer, electricity and gas. There are connections on the home site for Tenants to tie into when their mobile home arrives. During cool weather, resident agrees to maintain sufficient heat in dwelling and leave faucets dripping to prevent frozen or broken water pipes. Damage to plumbing, the dwelling, and/or personal property from frozen or broken water pipes will not be considered normal wear and tear, and will be the responsibility of the resident. Tenants will be responsible for their own permits, deposits and charges regarding such utilities as telephone, cable, etc.

SEWAGE LINE CONNECTION MAINTENANCE: Tenants are responsible for maintaining the drains and sewage lines that connect from the stub-up to the mobile home. Do not flush paper towels, sanitary napkins, etc. Also, do not pour grease down your kitchen sink. There will be a charge of \$150 for our maintenance personnel or a 3rd party vendor to unclog your sewer line.

4. Occupancy

All new Tenants must make a written application and be approved before moving into Belleglade Mobile Home Community. The application will be reviewed for income level, past and present credit, job stability, former Management or rental reference and personal references.

No more than 2 persons per bedroom in home may permanently reside in a home located within Belleglade Mobile Home Community.

All permanent residents of lot # ____ must be identified and listed below:

	<u>Name</u>	<u>Resident Status</u>
1.		Lessee: ____ Resident: ____
2.		Lessee: ____ Resident: ____
3.		Lessee: ____ Resident: ____
4.		Lessee: ____ Resident: ____
5.		Lessee: ____ Resident: ____
6.		Lessee: ____ Resident: ____

5. Right To Inspection

Management reserves the right of access onto all home sites for the purposes of inspecting, maintaining and making repairs.

6. Escalation Clause

The Management shall reserve the right to increase the rent during the term of this lease upon a 60 day written notice to the resident. The Tenant shall approve or reject this proposal in writing within seven days of receipt. Upon rejection, the Management may, at its option, cause the Termination Date to be accelerated to a date not less than 60 days following the date of rejection as stated in writing.

7. Automatic Extension

If no written notice to terminate is received in strict compliance with the terms herein, time being of the essence, this lease shall automatically be extended on a month-to-month basis.

8. Sublet

Tenant may sublease their manufactured home or assign the Rental Agreement to a buyer of the manufactured home, provided the buyer or sublessee meets the Management’s minimum rules, regulations, and credit quality. Tenant must obtain written consent from management before subleasing or assigning this rental agreement.

9. No Estate in Land

This lease shall create the relationship of Management and tenant between management and resident; no estate shall pass out of the management; resident has only a usufruct and not an estate for years.

10. Indemnification

Management shall not be liable for any damage or injury to the Tenant, or any other person, or to any property, occurring on the premises, or any part thereof, or in common areas thereof, unless such damage is the proximate result of the gross negligence or unlawful act of the Management, his agents, or his employees. Tenant does hereby indemnify, release, and save harmless management and management's agents from and against any and all suits, actions, claims, judgments, and expenses arising out of or relating to any loss of life, bodily or personal injury, property damage, or other demand, claim or action of any nature arising out of or related to this lease or the use of this premises. Further and in addition, Tenant releases Management from liability for, and agrees to indemnify Management against all losses incurred by Management as a result of Tenant's failure to fulfill any condition of this lease; any damage or injury happening in or about the premises to Tenant or Tenant's guests, invitees, or licensees or such persons' property, except where such damage or injury is due to gross negligence or willful misconduct of Owner; Tenant's failure to comply with any requirements imposed by any governmental authority; and any judgment, lien, or other encumbrance filed against the premises as a result of Tenant's actions.

11. Attorney's Fees

In any legal action to enforce the terms hereof or relating to the demised premises, the prevailing party shall be entitled to all costs incurred in connection with such action, including a reasonable attorney's fee, plus all costs of collection.

12. Transfer Of Home Ownership

Tenants must notify Management of the intent to sell their home. New, potential homeowners must be pre-approved if the home is to remain within Belleglade Mobile Home Community. Management reserves the right to require upgrading the home or home site, prior to signing a lease with the new owner, in order to meet the current community standards. Management will make every effort possible to assist Tenants in the sale of their home. Tenant is responsible for the \$250 transfer fee to management.

13. Signage

Tenants may display one "FOR SALE" sign, no larger than 12" by 15" in one of their home's windows should they wish to sell their home. All other signage is prohibited.

14. Pets

Household pets shall not, at any time, be permitted to become a public or private nuisance. Tenants may have no more than two pets (cats or dogs) and they may not exceed 25 pounds. The following dogs are not permitted in Belleglade Mobile Home Community at any time, regardless of size: Doberman Pincher, Pitt Bulldog, Rottweiler, Chow, German Shepherd, or mixed breeds of which any of the foregoing breeds predominate or are combined. This determination is in the sole discretion of the Management.

Dangerous reptiles, farm animals and chickens are prohibited.

Pets must not be allowed to run loose or be tied up outside at any time. No outdoor dog houses or cages are permitted on the lot. Belleglade Mobile Home Community is subject to the Montgomery

County leash law. Any pet running loose within the community will be picked up and turned over to the appropriate authorities. The Clarksville Animal Control phone number is 931-648-5750.

Pet owners are responsible for immediately picking up and disposing of all pet droppings.

In the event of justified complaints, a warning will be issued to the owner of a pet against which the complaints were made. If the pet owner does not heed the warning, then the Tenant will be required to permanently relocate the animal or vacate the premises; at management's discretion. Tenant will also be responsible for any animals brought into Belleglade Mobile Home Community by their guests.

15. Conduct

The mobile home lot leased herein shall be used for residential purposes only and shall be occupied only by persons named in the lease. The mobile home and common areas of the community shall be used so as to comply with all state, county and municipal laws and ordinances and shall be kept in clean and orderly condition. Residents shall not use the mobile home or common areas of the community or permit it be used for any disorderly or unlawful purposes or in any manner so as to interfere with other resident's quiet enjoyment of their mobile home.

Residents will be required to maintain noise at a reasonable level at all times, especially between *10:00 PM and 8:00 AM*.

Intoxication, disorderly conduct, profane language, boisterous parties, loud singing and loud talking will not be tolerated. All persons creating a disturbance or being a nuisance may be required to vacate Belleglade Mobile Home Community.

No soliciting, peddling or commercial enterprise will be allowed in Belleglade Mobile Home Community without written permission.

No private businesses, including in-home daycare, may be operated in Belleglade Mobile Home Community.

Tenants are responsible for the conduct and actions of their own children and any visiting children. There is a 9:00 PM curfew for all children under 17 years of age. After 9:00 PM, children must be accompanied by a responsible adult when in public areas within Belleglade Mobile Home Community. It is the responsibility of parents and guardians to instruct their children and any visiting children as to the community rules. Repeated misconduct of a child will be cause for eviction.

The community park closes at dusk. All tenants must abide by the park rules.

16. Weapons, Firearms & Fireworks

The discharge of any firearms within the community is prohibited. This is to include air rifles or BB guns. It shall further include knives of any sort or any other type of weapon used to intimidate or cause harm to any person or property. Violation is subject to immediate eviction. Bows and arrows, slingshots and other projectile weapons are not to be used in Belleglade Mobile Home Community.

Fireworks may not be transported through, maintained within or displayed within Belleglade Mobile Home Community.

17. Vehicles

Tenants are permitted four (4) vehicles and will be provided with four (4) parking spaces. An additional vehicle may be allowed with the Management's permission. Work trailers, rv's/campers, etc. will be considered a vehicle.

Vehicles may not be parked in the street where they could block or inconvenience other residents or in the grass. Vehicles parked on the street or in the grass will be towed at the owner's expense.

No major repairs to cars shall be permitted around the mobile home or in the roadways. Flat tires must be repaired within 24 hours. No vehicles will be permitted on jack-stands or other types of lifting devices for longer than 24 hours. No non-running vehicles may be kept on the premise or towed into the community.

The community speed limit is 15 MPH. Please caution your guests that the speed limit must be obeyed. It is everyone's responsibility to drive safely. Vehicles are not permitted to be driven on the park grass.

No commercial trucks over $\frac{3}{4}$ ton or buses will be allowed in Belleglade Mobile Home Community on a regular basis. This includes heavy equipment, bobcats, tractors, flatbeds, and cargo trucks. Such vehicles requiring entry must have approval from the Management.

All vehicles must have a current license and/or inspection permit and be in running condition. Inoperative vehicles shall not be stored within Belleglade Mobile Home Community. Management, at the expense of the Tenant, after having been given a 24-hour notice, may remove inoperative vehicles.

Motorcycles are permitted in Belleglade Mobile Home Community; however, they must have adequate mufflers or silencers. They shall be used as transportation only on designated roads and shall not be operated in a hazardous manner by racing, etc. Motorcycles will be ridden within Belleglade Mobile Home Community from the entrance to the home site. Riding motorcycles, mini-bikes, motor scooters, dirt bikes, three-wheelers and four-wheelers through Belleglade Mobile Home Community is prohibited.

Vehicle #	Year	Make	Model	Color
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18. Additional Structures

The plans, specifications and placement of any additions, such as awnings, enlargement of decks, porches or storage buildings; must be permitted by the County and approved, by the Management, prior to construction or placement on the lot.

Window type air conditioning and/or heating units are permitted, only with approval. Support brackets must be metal and attached to the home. Support brackets must be off the ground.

Clothes may not be hung on light fixtures, door jams, or draped over decks and railings. Clotheslines strung from trees, power poles and/or the side of homes are not permitted.

TV antennas will only be allowed with written prior approval from management. Satellite dishes are restricted to 12 inches in diameter.

Basketball standards and trampolines are not permitted. Outdoor play structures must be approved by the Management, prior to construction, and comply with all state and local safety standards. Small wading pools (not more than six feet in diameter and one foot in depth) are permitted for use in daylight hours, and must be emptied and stored at night in the mobile home or in a utility building. Except for small wading pools, no other swimming pool or above ground pool is allowed on the lot.

19. Landscaping

In the interest of beautifying Belleglade Mobile Home Community, residents are encouraged to add additional shrubs and plants. Management and/or maintenance personnel must be contacted before digging to prevent damage to underground utilities or serious injury to the resident.

Tenants are responsible for mowing the grass areas and maintaining any other plantings around their home. This includes the areas behind, beside, and under homes and against perimeter fences. The Management at the Tenant's expense will mow grass in excess of 6 inches. All such expenditures shall become additional rent.

20. Default

Should tenant fail to pay rent or any other rental or other amounts due hereunder, including, without limitation, additional rent, promptly as and when same shall become due, or should Tenant default under any other obligation hereunder, or abandon the Premises, or if the Premises or Tenant's effects or interest should be levied upon or attached under process against Tenant, or if Tenant is in default under any agreement secured by the manufactured home or other improvements located on the Premises, or is in default of the Lease with option of purchase entered with ----- on -----, and upon the occurrence of any of said events, Management, at its option, may at once, without prior notice or demand of any type, declare a default hereunder. Upon default, Management may terminate this lease by giving written notice to Tenant, whereupon this lease and all rights of Lessee to possess and use Premises shall immediately terminate, whereupon Tenant shall be deemed a tenant at sufferance. Management may enter upon and take possession of the Premises, and exercise all rights and remedies available to Management at law or in equity. Any court costs or filing fees incurred by Management related to this lease or any dispossessory proceeding related thereto shall constitute additional rent and shall be immediately due and payable. Tenant shall have the right to cure defaults for nonpayment of the site lease rent.

If Tenant is evicted from the Community, Tenant shall have the right to sell their manufactured home in place within 45 days after the eviction.

21. No Waiver

Any failure of Management to seek redress for the violation of, or to insist upon the strict and prompt performance of, any covenants or conditions of this lease shall not operate as a waiver or any such violation or Management's right to insist on prompt compliance in the future with such covenant or condition, and shall not prevent a subsequent action by Management for any such violation. Acceptance by Management of any late payment of rent or additional rent shall not constitute a waiver of any rights of Management, or create a course of dealing whereby Management is required to accept late payments.

22. Remedies Cumulative; Exemption

All remedies herein before described and all rights and remedies available to Management by law or equity shall be cumulative and concurrent.

23. Entire Agreement

This lease and the regulations incorporated herein constitute the entire agreement between the parties and no other agreements or representations between the parties shall be recognized or binding upon the parties.

24. Notices

Any notice by either party to the other shall be valid only if in writing, and shall be deemed duly given if sent to the Management via email at : Office@belleglademh.com

Management agrees to provide Tenant no less than 60 days written notice prior to any planned sale or closure of the Community.

25. Laws

All Federal, State, County and local laws, regulations and ordinances must be obeyed by Tenant. Tenant acknowledges that Management shall have the right to notify local law enforcement of any suspected illegal activity or disturbance of the peace by Tenant, Tenant’s family or guests. Regardless of circumstance, Management shall have the right to terminate the lease immediately upon more than one visit by the local law enforcement authorities to the Premises due to actions of Tenant, Tenant’s family or guests.

PLEASE READ THIS AGREEMENT IN ITS ENTIRETY BEFORE SIGNING:

EXECUTED by both parties on this day of 01--2023

LESSEE: I/We signify by my/our (s) that I/we have read this agreement, and hereby agree to comply with all that is contained within.

Tenant Signature

Tenant Signature

Tenant Name (printed)

Tenant Name (printed)

Iron Horse Belleglade
2695 Robert Avenue
Clarksville, TN 37042

All demands or any notices, written or oral, are waived as to payment of rent or the performance of any condition of the lease.

Int:_____ Date:_____

Int:_____ Date:_____

Model Year & Manufacturer:

Model#:

Serial #: