

SAC AND FOX MOBILE HOME PARK
PAD RENTAL AGREEMENT

NAME OR OCCUPANT _____ SPACE # _____

OTHER OCCUPANT(S) _____

WHERE EMPLOYED _____

DEPENDENTS _____ MAKE OF HOME _____ SIZE _____ YEAR _____

NAME OF OWNER OF HOME _____ ADDRESS _____

SPACE RENTAL AMOUNTS \$ _____ PER MONTH _____ SECURITY DEPOSIT _____

PET DEPOSIT _____ GAS DEPOSIT _____

1. All homes must be skirted within ninety (90) days of move-in or receipt of this agreement.

2. Skirting must be of factory type or approved in writing by Management. All fencing must be approved by Management. Said fencing may be removed by Occupant as long as the lot is returned to its original condition.

3. Tenants agree to pay first months rent of the Pad _____ in advance. Pay a Security Deposit of \$65.00 in advance and a Pet deposit of \$30.00 in advance (for keeping a Pet). Charge for hook-up of gas - \$10.00. Deposit for gas - \$30.00.

There will be a \$25.00 late fee charges rent is received in our Office more than (5) days late.

Security Deposit will be refunded within two weeks from the date the lot is vacated and rental areas, if any, are cleared. Same is applicable to any Pet Deposit.

There will be a \$25.00 late fee charged on all returned checks. If the rent is not paid by the 15th, the Tenant may be evicted from the park at the sole option of the Management. Waiver of the right to evict in any other or following month, in the event that an action is brought for the eviction of the legal fees involved in bringing the eviction. The rent period is month to month unless a different period of time is agreed upon in writing by both parties.

4. Any additional rooms or buildings on the lots must meet any applicable Tribal Ordinances or Codes and be approved by the Management.

5. Yards will be kept free of debris and properly groomed at all times.

6. No major auto-repair will be allowed. All oil residues on the site as a result of a faulty automobile should be removed. Autos parked for more than six (6) weeks and remained unused will be considered abandoned and will be removed at Owner's risk.

7. Cars must be parked in the pad parking spots. Cars must not be parked on the lawns. Cars may be parked in the street if said parking is approved in writing by the park Management. Occupant(s) may only have two (2) vehicles in the park unless otherwise approved in writing by the park Management.

8. Residents and home owners are required to furnish Management a written thirty (30) day notice prior to move out.

9. The speed limit is 15 M.P.H. on all roads within the Tribal Property.

10. Motorcycles may be ridden to and from the Owner's place of residence only. Motorcycles, Mini-Bikes and Go-cars are not authorized in the Park for pleasure use.

11. Legal action will be taken against anyone damaging or defacing Park Property.

12. All residents will insure their Pets are not loose nor bother a neighbor in any way. All Pets shall remain on the residents site at all times. When being

walked, they must be on a leash. Occupant(s) must have written permission from the Park Management before bringing animals into the park.

13. All water lines must be installed to withstand freezing by use of heat tapes or other methods approved in writing by Management.

14. Park Management must be notified in writing of the transfer of coach ownership and / or renting coaches in the park. Park Management reserves the right to approve of any new renter or owner. In any event all new Occupant(s) or Owner(s) must sign new lot rental agreements.

15. Repairs to utilities or lot improvements are the responsibility of the Tenant. Tenant is responsible for all clogging in his sewer line until it reaches a common line.

16. Residents must read and comply with the Swimming Pool rules. Said rules will be posted at the Swimming Pool and are subject to change at any time.

17. Residents must accompany their guests in all recreational areas.

18. Occupant and Owner agrees that if rent or fees are due, the trailer cannot be moved without written permission of the Park Management, and said charges will be a lien on said trailer.

19. Occupant / Owner agrees not to affect the safety of any structure or Occupant of the park, by any act of commission or omission and create any nuisance to other Occupant(s) or the Tribe

20. Occupant and Owner agree that no additional parties will reside at the premises other than the named Occupant(s).

21. Trash and garbage must be stored in trash containers and properly disposed of. These trash containers must be covered at all times and stored in racks or areas where they cannot be tipped over.

22. Occupant(s) will pay phone and electric bills and will be solely responsible for these payments chargeable to his / her home.

23. Occupant(s) and Owner(s) agree and stipulate that they voluntarily submit themselves jointly and severally to the Jurisdiction of the Courts of the Sac and Fox Nation or the Court of Indian Offenses of the Anadarko Area Office for any action which may arise out of this agreement, for any acts of omission or commission while within the Tribal Jurisdiction, or for which they may be served by that court within the Tribal Jurisdiction, and further, said parties agree to be bound by the laws of Sac and Fox Nation of Oklahoma.

EXECUTION AND ACKNOWLEDGMENT

RESIDENTS ACKNOWLEDGES HAVING READ AND AGREES TO BE BOUND BY ALL THE TERMS AND CONDITIONS SET FORTH IN THIS AGREEMENT.

DATED THIS _____ DAY OF _____, 20____

RESIDENT _____ AGE _____

RESIDENT _____ AGE _____

RESIDENT _____ AGE _____

RESIDENT _____ AGE _____

OWNER IF DIFFERENT _____ AGE _____

OWNER IF DIFFERENT _____ AGE _____

ADDRESS OF OWNER _____

SAC AND FOX NATION OF OKLAHOMA

BY _____ TITLE OWNER / RESIDENT

BY _____ TITLE PROPERTY & PROCUREMENT DIRECTOR