

Lease Agreement

BETWEEN: **FOUR GREEN PROPERTIES INC. (Landlord)** at Comer Hill Mobile Home Park
AND: _____ **(Tenant(s))**

Rental Address: _____

Terms of Rental Agreement:

This tenancy starts on _____ for 1 year ending on _____ .
At the end of this fixed length of time the tenancy may continue on a month-to-month basis.

The tenant will pay rent of \$_____ per month, to the landlord payable in advance on the **first day of each month** subject to rent increases.

1. It is agreed between the Tenant and Landlord that the rent will remain at the present rate until the end of this fixed length of time, when Tenant will be bound by the scheduled rent increase.
2. Tenant acknowledges reading and signing the Rules that form a part of this Agreement, and acknowledges that they are reasonable and material and agrees to observe and be bound by these Rules.*
3. Tenant acknowledges and agrees that Landlord may alter the existing rules, and may create new Rules in the future, and that Tenant will be notified of such changes and will be bound by such changes from the date of notification. The Parties acknowledge and agree that having regard to the convenience, safety and welfare of all tenants and the Landlord's responsibilities, this is a reasonable and material term of this Agreement.
4. Tenant acknowledges that the Lot has a maximum allowable capacity of _____ amps of electricity and Tenant agrees not to exceed this maximum allowable capacity.
5. Tenant acknowledges that Landlord requires Tenant to pay all rents due before the first day of every month.**
6. Tenant acknowledges that Landlord may terminate this tenancy upon thirty (30) days written notice in the event of:
 - Failure to pay rent
 - Breach by Tenant of Park rules, Agreement, or any regulation recognized and authorised by the Residential Tenancy Act R.S.B.C., or any other applicable statute in force at that time.
7. Tenant acknowledges that Landlord may increase the rent payable by Tenant. If a Residential Tenancy Act, or similar Act is in force, its mandatory provisions shall govern the method of rent increase.
8. Tenant will not assign or sublet this Lease without the prior written approval of Landlord. Such approval shall not be unreasonably withheld. Tenant shall not assign or sublet unless the assignee or sub-lessee agrees to be bound by all the terms and provisions of this Agreement, by filling in a new Park "Application to Lease" and "Agreement" forms.
9. **Tenant also understands and agrees to the following:**

* _____ (initial) **No pets may be allowed without the Written Consent of the Landlord.**

** _____ (initial) **Late Payment Fee \$25.00 is charged for rent not paid in full by the 5th day of each month.**

*** _____ (initial) **Cheque Returned Fee \$25.00 for cheques returned or NSF.**

NOTE: Tenancy beyond any deadline for "required improvements" (attached to this lease agreement) is contingent to Park Management being satisfied with the quality and completeness of the work.

Signed at **Williams Lake**, B.C. this _____ day of _____, 20_____

TENANT

TENANT

LANDLORD

\$ _____

DAMAGE DEPOSIT RECEIVED