

This lease is entered into between _____ (hereinafter referred to as "Resident"), and SHIRES HOUSING (hereinafter referred to as "Park Owner/Manager"), and is effective this _____ day of _____.

In consideration of Resident's payment of rent and agreement to and compliance with the other provisions set forth in this Lease, Park Owner/Manager hereby leases to Resident, the Lot located at (lot number) _____ (hereinafter referred to as "the Lot") in the Willows Mobile Home Park, in Bennington, Vermont, for the following mobile home (model and year) _____, serial number _____.

Any replacement mobile home will be subject to the terms of this Lease and any other agreements entered into by and between Resident and Park Owner/Manager.

Prior approval, which will not be unreasonably withheld, must be obtained by Resident from Park Owner/Manager before placing a replacement mobile home on the lot.

This lease permits occupancy only by the Resident and the Other Permitted Occupants as set forth above.

Additional occupants may reside in the mobile home with the written consent of the Park Owner/Manager, which consent shall not be unreasonably withheld.

Guests or visitors shall be permitted for a maximum of 14 days/nights in any 12 month period.

The Park Owner/Manager reserves the right to request a recorded declaration of domicile or proof of domicile if it is suspected that a guest is an unauthorized household occupant. Such suspicion may arise whenever an adult person(s) is making reoccurring visits or one continuous visit 14 days and/or nights without prior notification to the Landlord. Should the Resident or person in question not provide the requested information needed to confirm another domicile, or should the facts be sufficient to evidence domicile in the project, then the Park Owner/Manager may consider such person(s) an unauthorized occupant and terminate the lease for material non-compliance.

1. LOT RENT AND OTHER CHARGES

a. Resident shall pay Park Owner/Manager the basic rental for the use of the lot, which was effective as of January 1, 2019 (**rental effective date**) \$334.00 per month beginning on January 1, 2019. Unless other arrangements have been made in advance in writing, lot rent is due and payable without notice on the first day of each month, and must be paid no later than the 5th of each month.

If all rent due is not paid by check, e-check, money order or bank draft (no cash) by the 5th of the month or if there is a payment schedule that has been established and the payments are in arrears, a fifteen dollar (\$15) administrative fee will be assigned to the Resident's account for each occurrence. **NOTE:** Payment of rent may be made by check until the first check is returned unpaid. Regardless of cause, no additional payments may

afterwards be made by check. Rent must then be made by cashier's check, money order or certified check.

When you provide a check as payment, you authorize us to either use information from your check to make a one-time electronic fund transfer from your account or to process the payment as a check. Checks will be converted into ACH debit using RentTrack or a similar processing system.

If a Resident's payment is returned, the Resident will be charged a \$20 returned payment fee which is due and payable within 30 days.

b. Lot rent payments are payable, in advance, on the first day of each month at the office of the Park Owner/Manager, 307 North Street, P.O. Box 1247, Bennington, Vermont 05201.

c. Additional charges may be levied only as specified and provided for elsewhere in this lease, or in the Park Rules and Regulations. Except for emergency situations, Resident shall be given thirty (30) days written notice of Park Owner/Manager's intent to perform services for which an additional charge will be made. Additional charges are due in full no later than thirty (30) days from the Resident's receipt of a written invoice from the Park Owner/Manager.

d. Except as otherwise provided by law, the rental amount shall remain in effect for a period of not less than one year from the rental effective date. Thereafter, Park Owner/Manager may increase the rent by giving no less than sixty (60) days written notice of said rent increase. Except as other provided by law, any such increase shall be effective for a minimum of one year.

2. SECURITY DEPOSIT

Prior to the commencement of the lease, the Resident must pay a Security Deposit equal to one month's rental payment, which when paid by Resident, Owner/Manager will acknowledge receipt of the Security Deposit amount shown on page I. Resident agrees to pay any additional Security Deposit amount due prior to the commencement date of the lease.

The security deposit will be placed in a non-operating account.

YOUR SECURITY DEPOSIT MAY NOT AND CANNOT BE USED TO PAY YOUR LAST MONTH'S RENT.

If more than one person is named as the Resident, such persons agree that they will work out the details of dividing any security deposit refund among themselves. Owner/Manager shall not and is not obligated to return a security deposit until the last named Resident on the lease has vacated the unit

Release of the SECURITY DEPOSIT is subject to the provisions below.

Park Owner/Manager shall refund the full security deposit within 14 days from the date Resident removes the mobile home from the mobile home park and terminates this lease,

delivers a copy of an executed bill of sale transferring ownership of the mobile home to a new Resident who has entered a lease with Park Owner/Manager, or the date the mobile home is removed by court order, or a date contained in a notice of termination according to this lease, or a date agreed to by Resident and Park Owner/Manager.

Park Owner/Manager may retain all or a portion of the security deposit only for the following reasons (which must be provided to Resident in written form itemizing any such deductions): 1) non-payment of rent; 2) damage to the Lot, unless it is the result of normal wear and tear; 3) expenses for removal from the lot of any property abandoned by Resident.

NOTE: (It is the Resident's responsibility to call the electric company and make arrangements for final reading of electric, cancel cable tv and telephone service);

3. SUBLETTING

Resident shall not rent the mobile home or sublet the mobile home or lot without the written consent of the Park Owner/Manager, which consent shall not be unreasonably withheld. Park Owner/Manager shall respond in writing within 30 days to a written request to sublet, that includes the prospective sublessee's name and current mailing address. As the Park is operated to provide primary residences for families, subletting is discouraged and will be limited in duration, except for homes being sublet at the time of this Agreement.

Any subletting or assignment of this Lease, without the prior written consent of Park Owner/Manager, will immediately terminate this Lease and subject Resident and Sublessee to eviction. Park Owner/Manager's consent to sublet shall not relieve Resident of any obligation to Park Owner/Manager under the Lease.

4. NONDISCRIMINATION

The Park Owner/Manager or Agent shall not discriminate against any Resident or Prospective Resident on the basis of a person's race, sex, sexual orientation, gender identity, age, marital status, religion, color, national origin, disability, or because a person intends to occupy with minor children, or is a recipient of public assistance.

5. USE OF HOME

The mobile home shall be primarily used for private residential purposes. However, with prior written approval of Park Owner/Manager, the Resident may use a minor portion of the home for an occupation which is customary in residential areas, which use is clearly secondary to the use of the home for living purposes, and which does not change the character thereof or affect the operation of the park for health, safety or aesthetic reasons. The use must be in compliance with law, including all appropriate ordinances, rules and regulations of any appropriate governmental authority.

6. INSTALLATION AND MAINTENANCE OF HOME AND LOT

a. All homes must be skirted with a skirting material approved by Park Owner/Manager of vinyl, plywood, or of comparable quality and appearance and must remain skirted at all times. The skirting must be weather-tight and kept in good repair and painted as necessary. If skirting is removed for any reason and not replaced within fourteen (14) days, Park Owner/Manager on thirty (30) days' notice, may replace the skirting and Resident will be billed for such services. Such charges are due within thirty (30) days after presentment of the bill by Park Owner/Manager to Resident.

b. The Resident shall keep the premises neat, clean, in good repair, and use them in such a manner as not to be detrimental to any other resident or to the operation of the park for health, safety or aesthetic reasons. Resident must keep the Lot clean, lawns cut, and high grass trimmed around the home. If the lot is not kept in good condition, Park Owner/Manager, on thirty (30) days' notice, may clean up the Lot and Resident shall be billed for such services. Such charges are due within thirty (30) days after presentment of the bill by Park Owner/Manager to Resident.

c. Plumbing must be kept in good repair and plumbing leaks must be repaired immediately. All exposed water lines must be properly insulated and/or have operative heat tapes to prevent freezing from ground exit forward. Running water shall not be used to prevent freezing. The electrical outlet for said heat tape will be located such that an extension cord is not required to connect the cable to the outlet. Park Owner/Manager may, upon three (3) days' notice, inspect plumbing to insure compliance.

d. Resident will not dispose of shaving razor blades, disposable diapers, paper towels, microfiber towels, feminine sanitary products, "kitty litter", grease and the like down the toilet or sink drains. Any sewer problems caused by such items will be billed to Resident and will be due in full within thirty (30) days after presentment of the bill by Park Owner/Manager to Resident and **will be considered grounds for eviction.**

e. With prior written approval of the Park Owner/Manager, which shall not be unreasonably withheld, awnings, screen rooms, added rooms, or sheds may be placed on the Resident's lot. Any such improvement or additions must be in compliance with the local zoning, building and related ordinances, including obtaining required permits from the Town of Bennington and providing copies to Park Owner/Manager.

f. Resident shall not dig on the lot without the prior written consent of the Park Owner/Manager or verification by authorities of the location of underground infrastructure systems (electrical, sewer, water, telephone, cable). Any damage done to an underground utility by the Resident will be billed to Resident and will be due in full within thirty (30) days after presentment of the bill by Park Owner/Manager to Resident

g. Fences may be erected only with written approval of Park Owner/Manager.

h. Oil tanks and propane tanks must be installed in accordance with state law and industry standards and must be properly and continually maintained.

7. GOODS AND SERVICES

a. Resident shall not be restricted in his or her choice of vendors from whom he/she may purchase goods and services. This section shall not be construed to prohibit Park Owner/Manager from contracting with Resident for the sale, supply or distribution of goods and services, but such contract shall not be required as a condition of entrance to the Park.

b. Park Owner/Manager may set standards for materials to be used or services to be performed by vendors, where such standards are necessary to protect the health, safety or welfare of Resident or other persons in the Park, or are necessary to preserve or improve the physical appearance of the Park. Vendors employed by Resident must observe the provisions of this lease agreement.

8. RESPONSIBILITIES OF THE RESIDENT

A. The Resident shall not:

- 1) Make any noises inside or outside the mobile home which will unreasonably disturb other residents of the Development;
- 2) Conduct themselves in a manner which will disturb the peaceful enjoyment of the Development by other residents;
- 3) Engage in any abusive or harassing behavior, either verbal or physical, or any form of intimidation or aggression directed at other Residents/residents, occupants, guests, invitees, or directed at management, its agents, its employees, or vendors;
- 4) Store any household or personal property outside the mobile home;
- 5) Keep or store unregistered or inoperative motor vehicles or boats, or recreational vehicles in or about the Park; or
- 6) Repair, maintain, change the oil or wash motor vehicles, boats, or recreational vehicles.
- 7) Engage in any drug related criminal activity on or near the Park.
- 8) Create or contribute to the non-compliance of the Lot or the applicable provisions of the building, housing, and health regulations, or actions or omissions which might increase the insurance premiums of the building.
- 9) Permit unauthorized residents to live at the premises.
- 10) Create physical hazards

The Resident, any member of the Resident's household, a guest of Resident, or any other person under the Resident's control shall not engage in any criminal activity including illegal drug-related activity on or near the premises while the Resident is a Resident at the premises, and such criminal activity shall be cause for termination of the tenancy

For purposes of the above paragraph, the term criminal activity includes, but is not limited to, the illegal manufacture, sale, distribution, use or possession with the intent to manufacture, sell, distribute or use a controlled substance as defined in Section 102 of the Controlled Substance Act (21 U.S.C. 802, et al).

B. The Resident agrees:

- 1) not to store any personal property outside the dwelling unit except in outbuildings with appropriate municipal permits;
- 2) to dispose of trash and refuse in plastic garbage bags in the designated garbage receptacles as soon as accumulated;
- 3) not to litter the grounds or common areas;
- 4) not to create or contribute to any noncompliance of the Mobile Home with any Building, Housing and Health Regulation;
- 5) to pay for any repairs to original condition of the Lot and Park infrastructure deliberately or negligently damaged or damaged as a result of misuse by the Resident, or any guest or invitee of the Resident;
- 6) to comply with the Resident Handbook, a copy of which is attached to this Lease as Appendix B; and
- 7) to pay all administrative charges.
- 8) to have current registration and inspection stickers on all vehicles located on the project grounds. **NOTE:** unregistered vehicles will be towed at the Resident's expense without warning.

c. The Resident is required to respect the privacy and lot lines of other resident's lots. Resident and resident's household members and guests shall not conduct themselves in a way that unreasonably disturbs other residents, and shall refrain from illegal activities. Resident shall be responsible for the activities and behavior of persons residing with resident and guests of resident.

d. Resident shall not use or occupy his/her mobile home in such a way as to cause any lot to fail to comply with the terms of this Lease Agreement or State or local laws and ordinances. The Resident, members of the household, guests and invitees shall not deliberately or negligently destroy, deface, damage, alter or remove any portion of the Park mechanical, utility or other infrastructure.

e. The Resident shall be responsible for the expense of maintaining the plumbing, electrical, and other utility service within the home, and from the point at which the service surfaces under the mobile home or connects to the mobile home from a service point. Resident is responsible for ensuring proper connection of the electric service to the home. Resident is responsible for ensuring that the mobile home is properly connected to the park's septic or sewer. All such work shall be done by licensed or qualified personnel approved by the Park Owner/Manager.

f. Resident shall maintain his/her unit free from rats and reasonably free from insects, vermin and other pests. Resident shall be responsible for the extermination in or under the home of any infestations of insects, rodents, vermin or other pests inherently dangerous or obnoxious to the health of other residents. Upon failure of Resident to remove an infestation, Park Owner/Manager shall have the right to enter upon the premises, at reasonable times given the circumstances, to exterminate any infestation which in Park Owner/Manager's determination is a threat to the health and welfare of Resident and other residents of the Park. Resident will be billed for extermination. Such

charges are due within thirty (30) days after presentment of the bill by Park Owner/Manager to Resident.

g. The Resident is responsible for the maintenance of the lot, including but not limited to the maintenance of the lawn and driveway, including snow removal from driveway and parking areas.

h. Resident shall be responsible for all utility charges, including installation, except water and sewer utility charges and rubbish removal.

i. Resident shall pay all property taxes assessed on the mobile home and other structures on the lot by any governmental entity.

j. The Resident is responsible for any damage caused by failing to control water leaks within the mobile home or disposing of anything other than a normal domestic water into the sewage system that may cause blockages, surfacing or backup.

k. Household waste that is placed outside the mobile home shall be stored in watertight, and to the extent possible animal-proof, receptacles of metal or other durable materials with tight fitting covers. No household waste shall be stored or accumulated under or around the mobile home or in any structure.

l. Only common household bagged trash may be placed in the trash receptacles. Resident is responsible for removal and disposal of all other items belonging to Resident such as discarded computers, monitors, televisions, mattresses, furniture, etc.

m. Upon the termination of the lease, the Resident will leave said premises in as good a state of condition as they were at the beginning of the lease, reasonable use and wear thereof and damage by the elements excepted.

9. Drug-Free Housing

A. Resident, any members of the Resident's household, or a guest or other person under the Resident's control shall not engage in criminal activity, including drug-related criminal activity, on or near the Park 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).

B. Resident, any member of the Resident's household, or a guest or other person under the Resident's control shall not engage in any act intended to facilitate criminal activity, including drug-related criminal activity, on or near project premises.

C. Resident or members of the household will not permit the Dwelling Unit to be used for, or to facilitate, criminal activity, including drug-related activity, regardless of whether the individual engaging in such activity is a member of the household or a guest.

D. Resident or members of the household will not engage in the manufacture,

sale, or distribution of illegal drugs at any location, whether on or near the project premises or otherwise.

E. Resident, any member of the Resident's household, or a guest or other person under the Resident's control shall not engage in acts of violence or threats of violence, including, but not limited to, the unlawful discharge of firearms, on or near project premises.

VIOLATION OF THE ABOVE PROVISIONS SHALL BE A MATERIAL VIOLATION OF THE LEASE AND GOOD CAUSE FOR TERMINATION OF TENANCY. A single violation of any of the above provisions of this article shall be deemed as a serious violation and a material noncompliance with the lease.

It is understood and agreed that a single violation shall be good cause for termination of lease. Unless otherwise provided by law, proof of violation shall not require criminal conviction, but shall be by a preponderance of the evidence.

10. Violence Against Women and Justice Department Reauthorization Act of 2005

A. The Owner/Manager may not consider incidents of domestic violence, dating violence or stalking as serious or repeated violations of the lease or other "good cause" for termination of assistance, tenancy or occupancy rights of the victim of abuse.

B. The Owner/Manager may not consider criminal activity directly relating to abuse, engaged in by a member of the Resident's household or any guest or other person under the Resident's control, cause for termination of assistance, tenancy, or occupancy rights if the Resident or an immediate member of the Resident's family is the victim or threatened victim of that abuse.

C. The Owner/Manager may request in writing that the victim, or a family member on the victim's behalf, certify that the individual is a victim of abuse and that the Certification of Domestic Violence, Dating Violence or Stalking, Form HUD-91066, or other documentation as noted in the certification form, be completed and submitted within 14 business days, or an agreed upon extension date, to receive protection under the VAWA. Failure to provide the certification or other supporting documentation within the specified timeframe may result in eviction.

D. In case of any conflict between the provisions of this Article and other section of the Lease, the provisions of this Article shall prevail.

11. RESPONSIBILITIES OF THE PARK OWNER/MANAGER

a. The Park Owner/Manager will provide Resident with adequate and safe electrical service. Park Owner/Manager is responsible for maintenance of the underground utility services/ infrastructure, electrical service and equipment located outside the mobile home from the service entrance of the mobile home park to and including the disconnect and 'feeder line'.

b. The Park Owner/Manager will provide the Resident with potable water at an adequate pressure to meet his/her standard everyday needs and to prevent a health hazard from back siphonage. The Park Owner/Manager is responsible for the maintenance of water lines to the point at which the lines surface from the ground under the mobile home.

c. The Park Owner/Manager shall provide adequate wastewater disposal that is properly connected to a public sewage system or properly operating subsurface disposal system. The Park Owner/Manager is responsible for ensuring that the sewage disposal system is serviced adequately to prevent surfacing or back-up. The Park Owner/Manager is responsible for maintaining the sewage disposal system to the point where it surfaces from the ground to service the mobile home.

d. The Park Owner/Manager shall provide rubbish removal services of frequency and or capacity to keep collection areas free from rats, and reasonably free from insects, vermin, and other pests. Park Owner/Manager shall not interfere with appropriate removal of rubbish by the Resident.

e. The Park Owner/Manager shall maintain the common area structures, trash areas, and abandoned mobile homes free from rats and reasonably free from all insects, vermin and other pests.

f. The Park Owner/Manager will ensure that the common areas and facilities are maintained in a manner which ensures that the Resident can utilize them for the intended purposes without adversely affecting their health or safety.

g. The Park Owner/Manager will keep the park roads reasonably free from hazards and ensure safe and reliable ingress, egress and use without unreasonable interruption on a year-round basis. Park Owner/Manager will keep park roads reasonably free of potholes and depressions. The Park Owner/Manager shall provide adequate and timely snowplowing and mitigation of any icy conditions.

12. ACCESS

a. The Park Owner/Manager may enter the mobile home lot with the Resident's consent, which shall not be unreasonably withheld, under the following conditions: 1) between the hours of 7:00 AM and 7:00 PM on no less than 12-hours' notice:

- i. when necessary to inspect the Lot;
- ii. to make necessary or agreed repairs, alterations or improvements;
- iii. to supply agreed upon services; or
- iv. to exhibit the lot to prospective or actual purchasers, mortgagees, Residents/residents, workers or contractors.

b. The Park Owner/Manager may enter the rented lot without notice or permission, if, in the course of performing repairs the Owner/Manager discovers that it is necessary to enter the lot to complete the repairs, provided that the Park Owner/Manager could not

have reasonably foreseen the need to enter the lot at the time the repairs began. However, the Park Owner/Manager must first attempt to reach the Resident by telephone or in person at the mobile home before entering the lot.

c. The Park Owner/Manager may enter the mobile home without notice to, or permission from, the Resident upon a reasonable belief that there is a likelihood of imminent injury to any person, damage to property or interruption of utility services.

13. SALE OF HOMES LOCATED IN PARKS

Prior to selling a home in the park, the Resident shall notify the Park Owner/Manager by certified mail of the name and mailing address of the prospective purchaser.

Approval. If Park Owner/Manager approves the prospective purchaser, Park Owner/Manager will give the prospective purchaser the proposed written lease with sufficient time for review prior to occupancy.

Prior to closing, Resident must obtain from Park Owner/Manager consent for transfer of Owner/Manager. Consent will be granted, provided that Resident and purchaser have complied with the following:

a. Purchaser intends to occupy the home as a primary residence. Primary residence means that the purchaser will occupy the home as a primary residence. Primary residence means that the purchaser will occupy the home for no less than six (6) months per year;

b. Purchaser has applied and been accepted as a Resident in the Park by Park Owner/Manager, and has agreed to sign the Park lease that is then in force;

c. The condition of the lot, the home and other structures or improvements on the lot are in compliance with the terms of the lease and park rules and regulations;

d. all park rent, as well as any other monies due under the terms of this lease, have been paid in full;

e. there are no delinquent mobile home real estate taxes;

f. Resident provides to Park Owner/Manager a copy of the VT Mobile Home Uniform Bill of Sale and the Vermont Property Transfer Tax return.

g. Denial. If the purchaser and his/her household do not qualify under the admission policy or lease terms for the park, Park Owner/Manager will have 21 days to indicate so in writing to the Resident and prospective purchaser. (The Park Owner/Manager must notify the prospective purchaser of the specific reason(s) for which he or she does not qualify.)

14. LEASE TERMINATION; WILLOWS MOBILE HOME PARK

Termination of a lease requiring the removal from a mobile home park of a mobile home which is detrimental to the other residents of the Park for either health, safety or aesthetic reasons shall not be considered unreasonable or unfair.

15. TERMINATION OF THIS LEASE BY THE RESIDENT

The Resident may terminate this Lease by giving the Park Owner/Manager at least thirty (30) days' notice in writing stating the Resident's intention to terminate the Lease and vacate the premises.

16. TERMINATION OF THIS LEASE BY THE PARK OWNER/MANAGER

The Park Owner/Manager may terminate this Lease for

--nonpayment of rent or other charges, or

--a substantial violation of the Lease terms or rules and regulations promulgated thereunder, or

--if Resident provided false information in their original Application, or if there is a change in the use of the Park. Twenty (20) days written notice shall be given prior to the termination of this lease for overdue rent and other charges, or

--Park Owner/Manager is closing all or part of the mobile home park requiring removal of Resident's mobile home.

The Park Owner/Manager must provide the Resident with written notice of the reason for an intended eviction. The notice must be sent by registered or certified mail. If back rent is owed, the notice must also state that the Resident has 20 days to pay the past due rent.

The Park Owner/Manager shall go through the court process to evict a Resident. The Park Owner/Manager may not move a Resident's mobile home without Resident's permission or a written court order. Park Owner/Manager also may not interrupt utility services in any way to try to force a Resident to leave the park.

In the event of the closure of all or part of the park that affects the Resident, the Park Owner/Manager shall notify the Resident and the Commissioner of Housing and Community Affairs by certified mail at least eighteen (18) months prior to the planned closure date. **Unless Park Owner/Manager has no plans to sell the property within five years, Park Owner/Manager will give each Owner of a mobile home in the park a Notification to Department of Housing & Community Affairs of Intent to Sell pursuant to 10 V.S.A. Section 6242 before giving any closure notice.**

17. ABANDONMENT

a. A mobile home will be considered abandoned if all of the following conditions exist:

- 1) A reasonable person would believe that the mobile home is not occupied as a residence;
 - 2) The rent for the lot is at least 30 days delinquent; and
 - 3) The Park Owner/Manager has attempted to contact the Resident at the Resident's home, last known place of employment and last known mailing address without success.
- b. Abandonment of the mobile home is a substantial violation of the Lease terms and may result in immediate eviction proceedings.
- c. The Park Owner/Manager may sell the abandoned mobile home in accordance with applicable State laws.

18. FURTHER CONDITIONS AND AGREEMENTS

- a. As a condition of the lease, Resident agrees that the Park Owner/Manager shall have a lien and security interest in Resident's home sufficient to satisfy any pending indebtedness to Park Owner/Manager as of the date of any proposed sale or removal of said mobile home, upon abandonment of the mobile home, or as a result of legal action taken for non-payment of rent or substantial violation of lease terms. Any such lien shall be subordinate to the lien of any person holding a valid and properly perfected purchase money mortgage on or purchase money security interest in the mobile home (a "Purchase Money Security Holder" or "PMSH").
- b. Resident shall pay and indemnify Park Owner/Manager against all legal costs and charges, including attorney fees reasonably incurred, in obtaining possession of the leased premises after a default or termination of the lease, or enforcing any covenant of Resident herein contained, including any unpaid rent or other charges.
- c. This Lease contains the entire agreement and understanding between the parties. There are no oral understandings, terms or conditions and neither party has relied upon any representation, express or implied, not contained in this Lease. This Lease cannot be changed or supplemented orally. In the event that more than one person shall be or become Resident hereunder, then the obligations of Resident hereunder, shall be deemed to be the joint and several obligation of each such person.
- d. Resident acknowledges receipt of the Park Rules and Regulations, attached to this Lease as Exhibit A, and agrees to abide by them as conditions of this lease.
- e. At any time upon request, Park Owner/Manager will provide a copy of this lease to Resident.
- f. This Lease will remain in effect unless modified or terminated as provided for elsewhere in this Lease.

19. PARK RULES/RESIDENT HANDBOOK

The Park Rules/Resident handbook are attached hereto as Appendix A, and they, and any future amendments thereto, are expressly made a part of the Lease Agreement, and Resident agrees to abide by such Park Rules/Resident handbook.

20. NOTICE

Any notice required to be given to any party hereto shall be sufficient if mailed and addressed as follows:

To Park Owner/Manager: Shires Housing
 P.O. Box 1247
 Bennington VT 05201

To Resident: _____ Emma Street
 Bennington VT 05201

21. MODIFICATIONS OF THIS LEASE

A copy of any new lease terms or rules and regulations superseding or supplementing the terms stated herein, will be furnished to the Resident at least thirty (30) days prior to the effective date of any amendment, addition, or deletion of the existing lease terms or rules and regulations. If the proposed change involves an increase in rent or utility charges, notice must be given according to 10 VSA Section 6251.