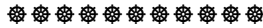


Redbud Estates
Rental Agreement for Manufactured Home or Park Unit



By this Rental Agreement made and entered into on _____, 20_____, between Pauley Kids Corp. d/b/a Redbud Estates herein referred to as Owner or Landlord, and _____, herein referred to as Tenant, Owner agrees to enter into this Rental Agreement with Tenant, for a Manufactured Home located at Redbud Estates, in the City of Manhattan, County of Riley, State of Kansas, and more particularly described as follows: Manufactured home located at _____Redbud Estates.

1. **Rent.** Tenant agrees to pay, without demand, to Owner as rent for the demised premises the sum of \$_____per month, in advance on the 1st day of each calendar month beginning_____, 20_____, and month-to-month thereafter by delivering to the Redbud Estates Business Office or by mailing to **2500 Farm Bureau Rd., 1000, Manhattan, KS 66502.**
2. **Security Deposit.** On the execution of this Rental Agreement, Tenant deposits with Owner \$_____, as security for the faithful performance by Tenant of the term hereof, to be returned to Tenant, without interest, on the full and faithful performance by Tenant of the provisions hereof.
3. **Deposit Return.** Security deposits will be returned in full to Tenant provided Tenant leaves the home and premises in as good or better condition than at the time of the execution of this Rental Agreement and has caused no actual damage to the premises, having given Owner 30 days written notice to terminate prior to the expiration of the original or a renewal term thereof, and provided the Tenant has paid all rent due in full for the term of the Rental Agreement, that Tenant has paid in full all utilities and services due upon vacating the home, and Tenant has returned the inventory items listed, in good and acceptable condition.
4. **Rules and Regulations.** It is expressly understood between the parties hereto, that the Rules and Regulations accompanying this Rental Agreement are made part of this agreement. Tenant will be offered a copy of these Rules and Regulations in which signature of compliance is required. If Tenant moves into the Owner's Park, Tenant is deemed to have agreed to comply with the Rules and Regulations.
5. **Owner Responsibility.** Owner's Park is maintained as a private community. The streets and lanes are private and not public thoroughfares. Its Rules and Regulations are enforced in the interest of safety. When any limitations not found in this agreement are made, such information will be found posted in the Redbud Estates Park Office and such posting is made part of this Rental Agreement.
6. **Default.** If any default is made in the payment of rent, or any part thereof, at the times herein before specified, or if any default is made in the performance of or compliance with any other term or condition hereof, the Rental Agreement, at the option of the Owner, shall terminate and be forfeited, and the Owner may re-enter the premises and remove all persons therefrom. If the item of default is nonpayment of rent, Tenant shall have three (3) days to cure such default. If the item of default is other than nonpayment of rent, Tenant shall be given written notice of any default or breach, and termination and forfeiture of the Rental Agreement shall not result if Tenant has corrected the default or breach or has taken action reasonably likely to effect such correction within 14 days of receipt, otherwise the Rental Agreement will terminate in 30 days of receipt and the Tenant will surrender the premises to the Owner, having removed all personal property from demised premises. If a Tenant shall remain in possession of the premises after the termination of Tenant's Rental Agreement, without having notified the Owner of his acceptance of a renewal of the Rental Agreement, and without the Owner's consent, the Tenant shall pay to the Owner a sum, not to exceed twice the monthly rent under the previous agreement, and computed and prorated for each day Tenant shall remain in possession.
7. **Late Fees.** Rent payments become delinquent after the 7th day of each month. A \$40.00 late payment charge will be assessed at 5:00pm on the 7th of each month.
8. **Animals. No Pets.**
9. **Alterations and Improvements.** Tenant shall make no alterations or improvements to the premises without written approval from the Owner.
10. **Utilities.** Tenant shall be responsible for arranging for and paying for all utility services required on the premises, except that , trash and basic cable are provided by the Owner. Basic cable may or may not be provided by Owner.
11. **Responsibility of Maintenance and Repairs.** Tenant will at his sole expense, keep and maintain the rented premises and appurtenances in good and sanitary condition and repair during the term of the agreement and any renewal thereof. In particular, Tenant shall keep fixtures in or on the premises in good order and repair; keep the furnace clean and replace dirty filters; maintain lawn as stipulated in the Rules and Regulations; keep walks and drives free of debris and snow; fixing hinges, doors, cabinets, closets, toilets, sinks, faucets, windows of minor repair, and at Tenant's sole expense, shall make all required repairs to the plumbing, appliances, furnace, flooring, carpet and walls, electric and gas fixtures whenever damage thereto shall have resulted from Tenant's misuse, waste, or neglect or that of Tenant's family, agent, or visitor. Maintenance should be called only for emergencies and repairs that will cause damage to the premises that would not be of Tenant's control. Tenant

may call maintenance at Tenant's expense for Tenant's responsibility of maintenance and repair if Tenant is unable or not of knowledge to do the repair.

- 12. **Abandonment.** Owner reserves to enforce its rights of abandonment by the Kansas Residential Landlord Tenant Act.
- 13. **Sublet.** Tenant may not sublet neither the home nor any part thereof, nor assign this agreement.
- 14. **Right to Inspection.** Owner, agent or management shall have the right at all reasonable times to enter the demised premises to inspect the premises and all buildings.
- 15. **Notice to Terminate.** Either party may terminate this Rental Agreement by giving the other party thirty (30) days advance notice in writing. Tenant must insure such notice is thirty (30) days prior to a monthly rent-paying date (the first of the month).
- 16. **Service member Identification.** Tenant represents and warrants that Tenant _____ is / _____ is not presently one of the following: a member of the Air Force, Army, Coast Guard, Marine Corps or Navy on active duty (including reserves ordered to duty), a Public Health Service Officer, a National Oceanic and Atmospheric Administration Officer, a National Guard member who has been called to or is serving Federal active service in excess of thirty (30) days, a United States citizen serving in the prosecution of a war or military action with United States allies, or a dependent of any such person.

The Tenant has read and fully understands the meaning of this Rental Agreement. In Witness whereof, the parties have executed this Rental Agreement this day and year first written above.

Owner or Manager's or Representative Signature

Tenant's Signature

Inventory Items given to Tenant

Roommate's Signature

Roommate's Signature