



This rental agreement is made on the _____ day of _____, 20____, between Carefree Farms, LLC, with its principal location at 36412 N 7th Ave., Phoenix, AZ 85086 referred to herein as Lessor, and (Lessee) _____ referred to herein as Lessee.

Carefree FARMS

Lessor leases to Lessee and Lessee leases from Lessor, for the term of this agreement, Trailer Parking Spot hereafter referred to as TP Spot (whether one or more), and pursuant to the following terms and conditions:

- 1) **Rent:** In consideration of \$ _____ per month paid by Lessee, Lessor Agrees to provide 1 TP spot commencing on _____ day of _____, 20____. Lessee agrees to PAY MONTHLY IN ADVANCE, on the first day of each month either by cash or by check to:

CAREFREE FARMS
36412 North 7th Avenue
Phoenix, Arizona 85086

 1. Any past due amounts are secured pursuant to the following procedures. All rent or other invoiced charges for are due upon receipt of invoice. Any account that has not been paid in full within fifteen days (15) of the date of said invoice, shall be considered delinquent and shall be assessed a ten percent (10%) surcharge on the entire outstanding account balance. Said surcharge shall reflect the necessary increase for rates not paid in advance. In the event of a delinquent account, all surcharges and balances due shall be paid by certified check or money order.
 - 1.1. After the first occurrence of delinquency it shall be necessary for Lessor to require an amount equal to one (1) month full services to be held as security, with all subsequent payments due and payable in advance as scheduled.
 - 1.2. Acceptance of Lessee's check as payment is conditional upon Lessee's agreement to pay an additional \$25.00 plus bank and mailing charges on all returned checks.
- 2) **Assignment and Subletting:** Lessee shall not sublet the TP spot, or any part of the Premises, or assign this agreement without Lessor's prior, express, and written consent.
- 3) **Default:** Any failure by Lessee to pay rent or other charges promptly when due or to comply with any other term or condition of this agreement shall, at the option of Lessor, promptly terminate this tenancy and forfeit all rights of Lessee under this agreement.
- 4) **Maintenance of TP Spot:** Lessee shall always keep and maintain the designated TP Spot in a clean condition, and on the expiration or earlier termination of the tenancy shall surrender the TP Spot to Lessor in as good condition as when received, ordinary wear and tear and damage by the elements excepted.
- 5) **Indemnification:** Lessee shall indemnify, defend, and hold Lessor harmless from any and all claims and damages (including reasonable attorney's fees and costs) arising from Lessee's use of the TP Spot or from any activity permitted by Lessee in or about the TP Spot unless caused by the gross negligence or willful misconduct of Lessor. Lessee shall further indemnify, defend, and hold Lessor harmless from any and all claims and damages (including reasonable attorney's fees and costs) arising from any breach or default in the terms of this agreement or arising from any act, negligence, fault, or omission of Lessee and from and against any and all costs, reasonable attorney's fees, expenses, and liabilities incurred on or about such claim or any action or proceeding brought on such claim. In case any action or proceeding shall be brought against Lessor by reason of any such claim, Lessee, on notice from Lessor, shall defend it at Lessee's expense by counsel approved in writing by Lessor.
- 6) **Termination:** Either party may terminate this Agreement upon thirty (30) days written notice. The right of termination herein granted to Lessee and Lessor is cumulative and the exercise thereof shall be without prejudice to the enforcement of any other right or remedy authorized or allowed by law or the Agreement
- 7) **LIABILITY: Any and all persons using the facilities do so at THEIR OWN RISK and consent. Carefree Farms management** is NOT RESPONSIBLE for accident or damage due to fire, theft, wind, flood, animals, rodents, personal negligence, acts of God or other unfortunate circumstances. The lessee/tenant(s) is financially responsible for all repairs, maintenance, and other upkeep of their **trailer**.

WITNESS our signatures as of the day and date first above stated.

LESSOR: Carefree Farms, LLC – 36412 N. 7th Ave., Phoenix, AZ 85086

Manager: _____ **Signature:** _____ **Date:** _____

LESSEE: _____ **Phone:** _____ **Email:** _____

Emergency Contact: _____ **Phone:** _____

Lessee Signature: _____ **Date:** _____