

STONEHOUSE RV PARK LLC  
004 6<sup>th</sup> Ave. S.E.  
PO Box 102  
Stanley, ND 58784

**RV Park Long Term Seasonal Lease Agreement – Month to Month  
From May 1, 2023 – September 30, 2023**

THIS RV Park Lease Agreement is made and entered into as of (the date) \_\_\_\_\_ 2023 by and between Stonehouse RV Park, LLC, a Colorado limited liability company (“Lessor”) and \_\_\_\_\_ (“Lessee”) and ends September 30, 2023

Lessor agrees to rent to Lessee the following lot # \_\_\_\_ (the “RV Lot Premises”) located within and comprising a part of Stonehouse RV Park, 004 6<sup>th</sup> Ave. S.W., Stanley, ND 58784.

TERM: Month to Month. NO SUBLEASING

RENT: Lessee shall pay Lessor rent in the amount of Six hundred fifty dollars (\$650.00) per month, with the first such monthly rental installment to be paid on or prior to occupancy of the RV Lot Premises beginning on the same date as the Term date listed above. This rent is due and payable by the 5<sup>th</sup> day of each month. Late rent fee of \$25 per day will apply after the 6<sup>th</sup> of each month and may be cause for termination. Rental rates may be increased by the Lessor by giving written notice 60 days in advance. Rent checks or money orders (no cash or credit cards) are to be mailed to:

***Stonehouse RV Park LLC  
PO Box 102  
Stanley, ND 58784***

SECURITY DEPOSIT: Lessee shall pay a security deposit in the amount of Six hundred fifty dollars (\$650) only if a payment is missed or a check is insufficient.

OCCUPANTS: The RV Lot Premises shall be occupied only by the Lessee for residential purposes only and the following persons;

- Spouse and/or family members.
- Guests shall be permitted, providing that the Lessee notifies the Lessor and the number of guests does not exceed the occupancy limit of the RV. Guests must be accompanied during their stay by the Lessee.
- Neither the Lot or RV may be used as a place of business.

**MAINTENANCE:** Lessee shall be responsible at Lessee's sole expense for any and all maintenance of and repair of any kind whatsoever to the RV placed on the RV Lot Premises during the term of this Agreement. Lessee shall keep the RV neat, clean and in good condition and repair in such a manner as not to be detrimental to any other Permitted Occupant of the RV Lot Premises, any other tenant of the Stonehouse RV Park and their permitted occupants or to the operation of the Stonehouse RV Park for health, safety or aesthetic reasons.

**UTILITY SERVICES:** The Lessor will at Lessor's expense provide the Lessee with the following utility services at the RV Lot Premises: **water, sewer, electric and household garbage. It is understood that the Lessee shall pay all other utilities, including, without limitation, internet and propane tank and propane.**

**INDEMNIFY AND HOLD HARMLESS:** The Lessee, and Lessee's (his, hers, their) heirs, personal representatives, guests, successors and assigns, does hereby agree to release, discharge and indemnify, defend and hold harmless, Lessor and Lessor's heirs, personal representatives, successors and assigns, and Lessor's employees, agents, contractors and representatives, from and against any and all claims, actions, liabilities, damages and injuries to Lessee and Lessee's Permitted Occupants' persons and Lessee's and Lessee's Permitted Occupants' personal property, and the persons and property of any and all other person or persons, including, without limitation, those persons who are now or may hereafter be occupying any other portion of the Stonehouse RV Park premises owned by Lessor, and Lessor's heirs, personal representatives, successors and assigns, in any way directly or indirectly relating to or arising out of Lessee's use, rental or occupancy of the above described RV Lot Premises space.

**DAMAGES:** The Lessor shall not be responsible for damages caused to the Lessee or to Lessee's property on the leased space or on Stonehouse RV Park premises. This includes, without limitation, damage caused by freezing, leakage or flooding of the water, electric surge, power outage and back-up of the sewer. Repair for water breaks, frozen hookups or other damages are the sole responsibility of and are to be borne by the Lessee.

**DESCRIPTION, USE AND CONDITION OF RV LOT PREMISES:** The Lessee rents from the Lessor the above-described RV Lot Premises at the Stonehouse RV Park for the purpose of placing a RV used solely as a private dwelling place.

- Lessee will have 3 days from the day Lessee enters into this Lease Agreement to properly connect and insulate the water and sewer lines to safeguard them from freezing, leaking or backing up. Lessee's RV dwelling to be located on the RV Lot Premises shall have insulation and a skirting that will be appropriate and adequate to seasonal weather changes and to the Lessor's standards.

- The water will not be turned on until either the weather is above freezing, or the Lessee has properly insulated the water line provided (water riser) on the lot and their own water line.
- **Lessee shall use “RV Digest-It” or similar product to ensure that the black tank is properly disposed into the common sewer system.**
- **All garbage will be contained in your RV until you move it to the dumpster.**
- **Personal hot tubs need to meet health and safety standards.**
- **There will be no open fires on the premises. Propane gas grill are permitted and must be attended by owner.**
- **There will be no fireworks on the premises.**

**PARKING:** The Lessee will be assigned 2 parking spaces at a location within the Stonehouse RV Park designated by Lessor in Lessor’s discretion and vehicles cannot exceed 12,000 lbs. **NO PARKING ON THE GRASS.**

**REGISTRATION:** The Lessee and all Permitted Occupants of the RV Lot Premises, including Lessee’s and Lessee’s Permitted Occupants’ pets and vehicles must be registered with the Lessor in advance of their being brought within Stonehouse RV Park.

**PETS:** The Lessor reserves the right to be the sole judge of which pets will be permitted to reside at Stonehouse RV Park. The Lessee shall be solely responsible for their pets residing in the park. The Lessee shall maintain a clean yard free of pet waste. Pet waste is to be picked up daily. Pets may not be left outdoors unattended. All pets must be indoor pets and excessive barking either indoor or outdoor will not be allowed. **For insurance purposes:**

- 1. No large dogs. Weight Limit approximately 40 lbs.**
- 2. No aggressive or territory possessive dogs.**
- 3. For insurance purposes, the following breeds are not allowed: Pit Bull, Rottweiler, Doberman Pinscher, Wolf Hybrids, German Shepard, Chow, Mastiff, Alaskan Malamute, Akita, Siberian Husky and Boxer.**
- 4. Service Dogs are permitted and must be accompanied with the appropriate documentation.**
- 5. All dogs must be accompanied by its owner while outdoors and obey city leash laws. No Pets will live outside.**

#### THE GENERAL RULE OF CONDUCT –

**QUIET ENJOYMENT:** The welfare of the residents of the Stonehouse RV Park requires that at all times there be consideration of your neighbors and quiet time starts at 8:00 PM. The Lessee shall be responsible for the activities and behaviors of

Lessee's Permitted Occupants and other persons and guests residing at or visiting the RV Lot Premises.

LOT SPACE: The welfare of the residents of the Stonehouse RV Park requires that there be consideration of your neighbors and their privacy. **The Lessee shall be responsible for keeping their possessions, pets and other Permitted Occupants from entering another lot that is occupied.**

TERMINATION: Either party may terminate this Lease by giving at least one (1) calendar month's advance notice in writing stating intention to terminate the Lease and vacate the RV Lot Premises. There shall be no holdover of the RV Lot Premises by the Lessee after the termination of this Agreement. Termination of this lease is no later than September 30, 2023.

IN WITNESS WHEREOF, Lessor and Lessee have executed this Lease effective as of the Effective Date first above written.

Lessee Signature: \_\_\_\_\_

**Lessee Forwarding Address for deposit refund:**

\_\_\_\_\_  
\_\_\_\_\_

Lessor: STONEHOUSE RV PARK LLC,

By \_\_\_\_\_  
Twyla Horvath, Manager