

12. OTHER IMPORTANT INFORMATION:

12.1 The term of this tenancy is:

Month to month

Fixed term tenancy commencing on the _____ day of _____, _____ and ending on the _____ term tenancy, landlord has right, but not the obligation, to provide tenant with a new lease agreement and new rules and regulations (hereinafter "the new documents"). Tenant must notify landlord in writing no later than thirty (30) days before the ending date whether tenant will accept the new documents. If tenant fails or unreasonably refuses to sign the new documents, the lease shall terminate on the ending date, with no further notice or demand from landlord, and tenant shall vacate the space. If tenant voluntarily vacates the space, tenant shall have the right to enter into a storage agreement with landlord providing that for a period of up to 180 days if tenant pays a monthly storage fee (not exceeding the current rent charged other tenants in the community) he/she may resell the home to a purchaser who, if approved by landlord, may become a tenant in at the Park. If the landlord fails to provide the new documents to tenant prior to 60 days before the ending date, the tenancy shall automatically become a month-to-month tenancy upon the same terms and conditions as contained in the lease, subject to landlord's right to increase the rent pursuant to Oregon law. Our policy is the same.

12.2 The existing base rent for your space is/will be: \$_____/month. This is exclusive of all other applicable fees, charges or deposits, which are additional.

12.3 In the event of any change of Oregon or Federal law, landlord reserves the right to require that the tenant sign a new rental agreement to comply therewith. Oregon Laws permit the rules and regulations to be amended by the landlord from time to time. Unless 51% of the units in the Community object in writing within thirty (30) days of receiving notice of a proposed rule change, it shall become effective for all tenants sixty (60) days after the date that the notice was served by the landlord. Our policy is the same.

12.4 Pursuant to ORS 90.155 all notices between landlord and tenant shall be transmitted by one of the following three alternatives:

- 1) Personal delivery; or
- 2) First class mail (not certified). The minimum period for compliance or termination of tenancy in the mailed notice shall be extended by three days, and the written notice shall refer to the extension; or
- 3) If a written rental agreement so provides for both landlord and tenant, the notice may be sent via first class mail and also securely attached to the front entrance of the addressee's home or office. Mailing and attachment must occur on the same day. No three day extension is required for compliance or termination of tenancy if a notice is issued in this manner.

12.5 Spaces and/or homes (check one): may may not may be subleased or transferred. If subleasing or transfer is permitted, landlord's consent shall first be required. All homes must be owner-occupied. Tenant shall not sell their home to a person who intends to leave it on the space until the landlord has accepted the purchaser as a tenant. Landlord may give the new purchaser a rental agreement which contains terms different than those in the existing tenant's rental agreement. Landlord reserves the right to require that based upon sale, the tenant or the purchaser perform certain required repairs to the home due to damage or deterioration. Landlord also reserves the right to impose as a condition of sale that tenant comply with certain other requirements, such as payment of all past due rent, payment of all past due taxes or assessments. If certain repairs are not made to the home following written notice from the landlord to do so, the home may have to be removed from the Community. Removal may affect market value of the home.