

PARKED-TRAILER LAND LEASE

(With Renewals Option)

THIS LEASE is a private contract made and executed on this _____ day of _____, 202__, by and between _____ (herein referred to as the "Lessor"); and _____ (U.S.Passport # _____), (herein referred to as the "Lessee").

1. Description of Property

The whole, undivided property which is the subject of this Lease is located at:

_____, WA 98_____.

Subject to the terms and conditions set forth below, Lessor leases to Lessee and Lessee leases from Lessor -- in exchange for a leasing fee of \$200.00 (Two Hundred Dollars) per month, a 20ft-by-40ft "bent rectangle" (= 800 square feet = 0.0183654729 acres) of Privately Owned Undeveloped Land with applicable single-hose well-water (exterior-ground) outdoor access (hereinafter, the "Leased Sub-Acreage") currently forming physical sub-part of the entirety of the "whole, undivided" main property (the "Property").

As used herein, the term "Leased Sub-Acreage" refers to the said land sub-portion of 800 square feet of undeveloped rural land, presently containing no pre-cultivated soil patches, -- forming a sub-part, and included within the existent entirety of the "whole, undivided" (main) real "Property" as described herein-above. Without limiting the generality of the foregoing, all Lessee-owned "vehicles," "RV"(s), "gardening storage trailer(s)," "storage shed(s)," add-ons, appurtenances, temporary or other unit(s), fences, hoopouses, greenhouses, posts, physical objects, creatures, tools,

equipment, infrastructure, appliances, devices, hardwares, softwares, panels, batteries, cabling, networking, storage, private information, knowledge, data, records and materials, whether or not the same are free-standing, shall be deemed the "lawfully lease-protected personal property" of the Lessee, and shall be construed as the personal effects and possessions of the Lessee, both prior to and upon termination of this Lease, unless formally "gifted" to the Lessor by the Lessee, in subsequent legal writing.

2. Use

The Leased Sub-Acreage shall be used as an "Organic-methods" kept, microgreens/seedling plant starts cover-frame/mini-"hoop," early seedlings germinating garden with an adjacently parked and pertinently tools-storing pull-trailer (fully decommissioned Model T-28/2057127).

3. Term and Future Extensions

The term of this Lease shall be "from _____ 202__ through _____, 202__" (with extensions whenever mutually endorsed in lawful writing).

4. Agreed Schedule of Fee Payments

During the term hereof, for each ongoing month during which "land" belonging to the Lessor is being physically "occupied" by the Lessee, the mutually agreed rent payments schedule shall be as follows:

Lessee pays \$100.00 on the 1st day of each month;
Lessee also pays \$100.00 on the 15th day of each month;

5. Personal-Bills Obligations and Payment Schedule

During the term of this Lease, the Lessee shall be solely responsible for its own "personal bills" payment obligations. Likewise, the Lessor shall be

responsible for its own, as well. All utilities for the Leased Sub-Acreage land sub-portion of the Property shall be the value-reimbursement responsibility of the Lessee, throughout the term hereof, unless they are specifically contracted, initiated and/or incurred by the Lessor, in which case they shall be the Lessor's own responsibility, accordingly. The Lessor, in its turn, shall further pay all other costs and expenses of every kind whatsoever of or in connection with the use, operation, and maintenance of the remainder of the overall underlying Property as such, and all activities conducted thereon, and the Lessor shall have sole mutually implied responsibility therefor, unless otherwise pre-endorsed in legal writing by the parties hereto.

6. Notices

All notices, demands, past-due rental payments or other writing in this Lease provided to be given or made or sent, by either party hereto to the other, shall be deemed to have been "sent" when made in personally signed and dated writing and deposited in the United States mail, certified, with a personally signed and dated Return Receipt requested, postage-prepaid and addressed as follows:

TO LESSOR:

Name: _____

Address: _____

_____, WA 98____

TO LESSEE:

Name: _____

Address: _____

_____, WA 98____

The address to which any rent, notice, demand or other writing may be given or made or sent to any party as above provided may be changed by written notice given by such party as above provided. For the purposes of this Agreement, the term "notice" shall mean: "a formally written, physical Notice document which has been personally signed and dated by its maker." Similarly, "date of notice" shall mean: "the date on which the recipient of the formally written Notice document has provably and

physically received said valid, written document." Any potential "burden of proof" of reasonably adequate service and/or inherent "validity" of any subject Notice of Intent hereunder shall lay upon its notifying party, and not upon the intended recipient of said Notice, respectively.

7. Confidential Information

To avert mutually undesirable "gossip" or potentially impending "malice or harm to persons or property," in general -- both the Lessor and Lessee herein understand and agree that in the performance of this Agreement each party may have access to private or confidential information of the other party, including, but not limited to: any and all information that is disclosed to the other party (including names, addresses, telephone numbers, legal document ID numbers, dates, fiscal amounts, facts, etc.) -- whether orally or in writing, whether by word or letter (hereinafter also -- the "Confidential Information"). Both parties agree that the terms of this Agreement, including without limitation its remuneration terms (such as the amounts or schedule of Payments), personal residential, household-related or social / occupational / hobby facts, etc.) and the information contained in potentially printable letters / notes / documents, shall be deemed Confidential Information owned by the other party. Both parties hereby acknowledge and agree that the facts, specifics, all contents of all private, "one-on-one" conversations, dealings and/or correspondence between the parties hereto, amounts, dates, intentions, occurrences, and all facts and specifics supplied by each party to the other are Confidential Information under the terms of this Agreement. With particular emphasis -- all information that is orally disclosed to the other party shall constitute Confidential Information. Should any of the parties hereto come to learn at any time that any Confidential Information has been (either accidentally or intentionally) disclosed to an outside party, then within 3 (three) calendar days after such suspected disclosure, the discovering party must deliver to the receiving party a written document describing in maximum extensive detail the nature and content of such accidentally disclosed Confidential

Information and referencing the place and date of such suspected or known oral or written disclosure and the names of the contacts/employees of the party on whose inadvertent part such accidental disclosure was made. Each party agrees that:

(i) all Confidential Information shall remain the exclusive property of its owner;

(ii) each party hereto shall maintain, and shall use prudent methods to cause its contacts and agents to maintain, the confidentiality and privacy of the Confidential Information;

(iii) it shall not (and it shall use prudent methods to ensure that its contacts and agents do not): discuss, copy, publish, disclose to others or use (other than pursuant to the terms hereof) the Confidential Information; and

(iv) it shall return and destroy all copies of Confidential Information upon request of the other party.

Notwithstanding the foregoing, Confidential Information shall not include any information to the extent it is released from confidential treatment by written consent of its owning party (dated prior to the time of such lawfully authorized disclosure), respectively. Upon expiration or termination of this Agreement, each party, at its expense, shall promptly return to the other -- and permanently destroy and remove from its then-current possession -- all copies of the other party's Confidential Information.

(IMPORTANT NOTE: The rights and obligations in this entire "Section 7" shall fully and permanently survive even expiration or termination of this Agreement itself.)

8. Lessee's Covenant to Vacate on "21-Days Advance Notice to Vacate"

Lessee hereby expressly agrees that, on any future "21-Days Advance Notice to Vacate" by the Lessor herein, the Lessee shall, indeed, timely and successfully prepare its personal effects for departure, and then also vacate the Premises, ontime and without any additional objection to do so "on or before the end of the 21-st calendar day" from the date such Notice was successfully received.

9. Entire Agreement; Applicable to Successors

This Lease contains the entire "Lease Agreement" between the parties and cannot be changed or terminated except by a valid written and mutually signed and dated "Amendment," jointly endorsed in legal writing by both parties hereto. This Lease and the terms and conditions hereof apply to and are binding on the successors and assigns of both parties. Survival of one person or lawful successor who forms individual part of a "party" to this Lease shall mean survival of the entire "party" of which such person or successor forms individual part.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals as of this ____ day of _____, 202__, as follows:

LESSOR:

LESSEE:

By: _____

By: _____

(Property Owner)

At Skagit, Washington.

(A Sovereign Person)

At Skagit, Washington.