

**SYOSSET TRAILER PARK
LEASE AGREEMENT & RULES AND REGULATIONS**
(Revised June 2007)

This Lease made and executed between STP Associates LLC and St Clair
Park Owner Resident
of the rents and covenants hereinafter set forth, the Park Owner leases to the Resident the
following described premises: a mobile home site located at 80 W Jericho Tpke
New York, for a term of twelve (12) months commencing 9/1/07 and ending
9/1/08 at 12 o'clock noon.

A. TERM OF LEASE

The term of this lease shall be for one year, commencing on 9/1/07.

B. PREMISES

Park Owner has agreed to rent to the Resident and Resident has agreed to rent from Park Owner the following lot, located in Syosset Trailer Park, Syosset, New York: Lot No. 24.

C. RENT

Effective September 1, 2007, the monthly rent shall be \$750. This rent amount will remain in effect through February 2008. Effective March 1, 2008, the monthly rent shall be \$1,000.

D. FAILURE TO GIVE POSSESSION

In the event the premises are not ready for the occupancy at the time set herein for the commencement of the term because of the holding over of any Resident, or if for any reason the Park Owner shall be unable to give possession, this Lease shall remain in full force and effect, but, Resident shall not be required to pay rent until the premises are ready for occupancy. The Park Owner shall not be liable for the failure to give possession on that date and the term of this Lease shall be extended or deemed to be extended thereby.

E. END OF TERM

Resident shall vacate the premises and remove all of Resident's property therefrom at the expiration of this Lease, and leave the premises in good repair, and in clean and orderly condition.

F. RULES AND REGULATIONS

Resident, Resident's household and guests shall comply with all rules and regulations of the Syosset Trailer Park, which follow this lease as paragraphs G through P. Resident's failure to abide by these rules and regulations may be deemed a violation of this lease.

Residents who wish to accept this lease must sign in the appropriate section of page 11.

RULES AND REGULATIONS

The following paragraphs shall constitute the Rule and Regulations of Syosset Trailer Park, the violation of which shall be an event of default and shall give rise to the Park Owner's right of termination of the Lease or, in the case of Residents of Syosset Trailer Park who decline a written lease, termination of the tenancy.

G. OBLIGATIONS FOR OCCUPANCY

1. The Applicant shall complete the Lease Application, which must be approved by the Park Owner prior to occupancy of the premises. The Park Owner reserves the right to approve or disapprove the Applicant's Lease application based upon character or credit references, and to refuse admittance to anyone whose home is not considered acceptable in appearance or condition. The Applicant shall make no material misstatements of fact in the Lease application. Misstatements of facts may result in the application being turned down or the occupancy may be terminated.
2. The Applicant shall register at the office before commencing occupancy of the premises. One family per home is allowed, and management needs to know all residents who are living in the home. Any added occupancy must be approved and must conform to all applicable laws, codes, and ordinance.
3. Resident shall pay to the Park Owner at the address shown in the schedule of fees \$ _____ monthly rental for the premises, payable in advance on the first day of each and every month. The Resident agrees that if the rent is not paid on or before the tenth day of the month, or such rent remains unpaid thereafter, the Resident shall pay as additional rent a sum equal to five percent of the delinquent payment. The Schedule of Fees, Charges and Assessment and Rental Fees is attached to this Lease/Rules and Regulations and made a part thereof.
4. Rent is payable in advance either by mail or in person to: STP Associates, LLC, 80-123 W. Jericho Turnpike, Syosset, NY 11791. All rents are due on the 1st of every month. If the rent is paid or received after the 10th of the month, a 5% late charge will be due. If paying by mail adequate mailing time must be allowed to ensure that rent is received by the 10th of the month. A fee will be charged as per schedule of fees for checks that are returned unpaid for any reason. Failure to pay rent within the required time shall be an event of default and the Park Owner shall have the Resident served with a thirty-day notice for non-payment of rent. If it becomes necessary to serve a thirty-day notice, additional charges will apply as per schedule of fees.
5. If the Resident shall default in the observance or performance of any term or covenant on the Resident's part to be observed or performed under or by virtue of any of the terms or provisions in any article of this Lease/Rules and Regulations, then, unless otherwise provided elsewhere, the Park Owner may immediately or at any time thereafter, upon reasonable

notice to the Resident, except that such notice shall not be required when necessary to protect against loss or damage to property of the Park Owner or another resident, perform the obligation of the Resident thereunder. If the Park Owner, in connection therewith or in connection with any default by the Resident, in the covenant to pay rent hereunder, makes any expenditures or incurs any obligations for the payment of money, including but not limited to attorney's fees, in instituting, prosecuting or defending any action or proceeding, such sums so paid or obligations incurred with interest and costs shall be deemed to be and shall constitute additional rent hereunder and shall be paid by the Resident to the Park Owner within ten (10) days of rendition of any bill or statement to the Resident therefore, and if the Resident's Lease term shall have expired at the time of making such expenditures or incurring of such obligations, such sums shall be recoverable by the Park Owner as damages.

6. The Resident shall deposit the sum equal to one month's rent as security deposit for the full and faithful performance by the Resident of all the terms, covenants and conditions on the Resident's part to be performed, except for the obligation of the Resident to pay the rent or additional rent due, or to become due. This security deposit shall be returned to the Resident within fourteen (14) days from the date that the Resident removes the mobile home from the Park, provided, however, that the Resident has fully and faithfully carried out all terms, covenants and conditions on the Resident's part to be performed, and provided that the Resident surrenders the premises at the expiration of the term. Security deposits shall be maintained by the Park Owner in an interest bearing account in accordance with §233(g)(4) of the Real Property Law.
7. A one year (1 yr.) lease shall be offered to the Applicant, and the Applicant may enter such a lease if the Applicant so desires. An acknowledgment must be signed that a one year lease has been offered and that the Community Rules and Regulations and the Schedule of Fees have been received by the Applicant.
8. The Resident shall, at the Resident's expense, promptly execute and comply with all applicable laws, ordinances and governmental rules and regulations.
9. The Resident, the Resident's household, and guests shall observe faithfully and comply strictly with these Rules and Regulations and any future amendments hereto that the Park Owner may adopt. It is mutually agreed that the Park Owner shall not be liable to the Resident for the violation of any of the Rules and Regulations by any other Resident in the Park. The Rules and Regulations may be changed by the Park Owner and the changes, if any, shall become effective upon at least thirty day's written notice to the Tenant.
10. All bills for maintenance and repairs shall be paid by Resident within thirty (30) days, unless specific credit arrangements are expressly made with the Park Owner. A service charge of one and one-half percent (1.5%) per month will be imposed on all delinquent accounts, for an annual percentage rate of eighteen percent (18%).
11. The Resident shall use the premises strictly as a private dwelling, provided however that a minor portion of the home may be used for an occupation which is customary in residential areas, and does not change the character of the home or the Park. Any such additional use

must be in strict compliance with all state and local laws. Resident shall not use or occupy the premises for any illegal purpose

12. Resident agrees that the only persons who shall occupy the premises shall be the Resident, immediate family of the Resident, additional occupants, and dependent children of the occupant. In the event that the Resident uses the premises for any purpose other than as herein specified, the Resident shall be in default and the Park Owner shall have the option to terminate and/or evict Resident.
13. Resident agrees that nothing in the Lease/Rules and Regulations shall invalidate or impair the Park Owner's right to restrict occupancy in order to comply with federal, state, or local laws, regulations, ordinances or codes.
14. Resident, Resident's household and guests shall comply with all rules and regulations of the Community and shall not use or occupy the premises in an objectionable manner which is unwarranted, unreasonable, or unlawful, to the annoyance, inconvenience, discomfort or damage to another.
15. If the Park Owner should desire or be required to give the Resident any notice, bill or communication, it shall be deemed sufficiently given or rendered, if in writing and personally delivered to the Resident or sent by ordinary mail addressed to the Resident at the premises. Any written notice or communication by the Resident to the Park Owner shall be sent by registered or certified mail addressed to the Park Owner at the office of the Park Owner set forth above.
16. A mobile home shall be deemed abandoned and subject to demolition or removal if: (a) a reasonable person would believe that the mobile home is not occupied as a residence; (b) the rent for the Lot is at least sixty (60) days delinquent; AND (c) the Park Owner has attempted to contact the Resident at the Resident's home, last known place of employment, and last known mailing address without success. Such abandonment of the mobile home is a substantial violation that may result in immediate eviction proceedings.
17. The Resident shall be in default and may be evicted for any of the following reasons:
 - A. The Resident continues in possession of the premises or any portion of the premises after the expiration of the term of the Tenancy without the Park Owner's written permission.
 - B. The Resident has defaulted in the payment of rent or added rent pursuant to these Rules and Regulations and a demand of the rent has been made, or at least thirty day's notice in writing has been served upon the Resident demanding surrender of the premises.
 - C. The premises or any part of the premises are used for lewd purposes or for any illegal trade or business.
 - D. The Resident or occupants are in violation of any federal, state or local law or

ordinance which may be deemed detrimental to the safety and welfare of other manufactured home park residents.

E. The Resident or anyone occupying the premises is in violation of any provision of the Lease/Rules and Regulations and has continued in violation for more than ten days after the Park Owner has given notice of the violation to the Resident setting forth the provision of the Lease/Rules and Regulations violated and directing that the Resident correct or cease violation of the provision of the Lease/Rules and Regulations within ten days from the receipt of the notice. Upon expiration of the notice period, should the violation continue or should the Resident or anyone occupying the premises be deemed a persistent violator of the provision of the Lease/Rules and Regulations, the Park Owner may serve written notice upon the Resident directing that the Resident vacate the premises within thirty days of the receipt of the notice.

In the event of any such default of the Resident and at any time thereafter, the Park Owner may evict the Resident by summary proceedings or otherwise. No default shall be deemed waived unless in writing and signed by Park Owner.

H. HOME SITES AND SET-UP

1. (a) The Resident shall obtain approval from the Park Owner prior to beginning outside construction.

(b) The Resident may have no more than one (1) storage shed. Sheds may be no larger than maximum ten feet in width, ten feet in length, and eight feet in height. (10' x 10' x 8'). Any Resident with more than one existing shed may apply to Park Owner for permission to maintain the existing shed, provided that the shed is in good condition and complies with all applicable laws, rules and regulations.

(c) All homes shall be enclosed with proper skirting made of vinyl, plywood, or of comparable quality and appearance. All skirting must be weather-tight, kept in good repair, and painted as necessary. If any skirting is damaged or in need of repair, it must be repaired or replaced by the Resident.
2. The Resident shall maintain the home and any storage shed, fence, oil tank, skirting, awning, carport, enclosure or other outside construction on the premises in good condition and paint them when necessary.
3. The Resident shall keep the premises clean and neat. If the Resident fails to keep the premises clean and neat, the Park Owner may clean and maintain the premises at the Resident's expense pursuant to the Schedule of Fees.
4. All lawns are to be mowed, raked, and free of weeds. If the Resident fails to mow and trim the lawn within three (3) days notice from the Park Owner, the Park Owner may mow and

trim the lawn at the Resident's expense pursuant to the Schedule of Fees. Only natural grass is permitted.

5. Except in connection with flower or vegetable gardens, Resident shall not dig on the lot without prior written consent from the Park Owner and verification by authorities of the location of underground infrastructure systems. Any damage done to underground utility by the Resident shall be repaired at Resident's expense.
6. The Resident shall not use the patio or patio room of the premises for storage, except that the Resident may store patio furniture on the patio and inside the patio room. The Resident shall not place any storage facilities such as cabinets or storage sheds on the patio.
7. The Resident shall not use rock salt or table salt on the concrete patio or sidewalk of the premises. The Park Owner recommends that the Resident apply calcium chloride to remove ice from the patio and sidewalk.
8. The Resident shall place any fuel tanks and gas bottles used or stored on the premises at the rear of the home, unless the Park Owner approves of another location. The Resident shall install fuel tanks a minimum of six inches off the ground on a concrete slab. Portable kerosene heaters are prohibited in manufactured homes as per Section 7-1.9 of the New York State Sanitary Code.
9. The Resident shall not tamper with any meter boxes or other electrical equipment connected to the premises. All sewer, water, gas and electrical connections must be of a type approved by the Park Owner.
10. The Resident shall not use or store any hazardous substance (including petroleum or oil products) in the community unless such use is in strict compliance with all federal, state and local law or ordinances. The Resident shall disclose to the Park Owner all proposed uses of hazardous substances in the community. The Resident shall permit periodic environmental inspections on the premises with reasonable notice by Park Owner. Gas and oil containers must be stored in shed. The Resident shall not release any hazardous substance in the community. The Resident shall immediately notify the Park Owner if any hazardous substance is released in the community and shall be responsible for the costs and damages to the environment for release or threatened release of a hazardous substance in the community and this responsibility shall survive the Lease/Rules and Regulations.
11. Upon approval of the Park Owner, the Resident may install a clothes line provided it is of the umbrella-type which shall be installed at the rear area of the home.
12. The Resident must, at the Resident's cost, make all repairs and replacements whenever the need results from misuse or neglect by the Resident, the Resident's family, servants, employees, agents, visitors or licensees. The Park Owner will not be responsible for the Resident's costs or repairs. If the Resident fails to make a needed repair or replacement, the Park Owner may affect such repair.

13. The Resident shall, at the Resident's expense, promptly execute and comply with all laws and administrative rules and regulations pertaining to the premises for the correction, prevention, and abatement of nuisances or other grievances, in, upon, or connected with the premises during the term, and shall promptly comply with and execute all rules, orders and regulations for the prevention of fires.
14. If a lien is filed upon the premises for any reason relating to the Resident's fault, the Resident must pay or bond the amount stated in the lien. The Park Owner may pay or bond the lien if the Resident fails to do so within twenty (20) days after the Resident has notice of the lien.

I. SANITATION

1. The Resident shall provide adequate trash cans to hold all trash and garbage. All trash cans must have covers and shall be placed at the away from the road and at the side or rear of the home.
2. The Resident shall not use plastic trash bags unless they are placed inside the trash can. Plastic trash bags may not be removed from the trash cans before the trash is picked up. The resident shall set trash cans by road edge in front of the home, not blocked by vehicles, only on the day the trash is picked up. Trash cans must be returned to the rear of the home by the Resident the same day after the trash is picked up.
3. In order to avoid infestation of wildlife, and to protect the health and safety of Syosset Trailer Park residents, Resident shall not feed animals, wild or domesticated, including pets, or leave food outside of the home or anywhere else on the property of the Syosset Trailer Park to feed such animals.
4. The Resident shall not dispose of oil, gasoline or other petroleum products, household cleaning supplies, paint, driveway sealer, tires, rims or any other hazardous waste anywhere on community property or in the weekly trash pick up. These items must be returned to appropriate recycling centers. Failure to comply could be cause for loss of weekly trash pick up by trash collector.
5. The Resident shall tie, box or bag all brush, tree clippings, old flower plants, leaves and grass clippings for pickup by trash collector. Bags must be biodegradable. Do not mix with weekly trash.
6. The Resident must arrange and pay for the trash collector to pick up anything not taken with normal weekly trash collection, ie. furniture, appliances, etc. This must be done in a timely fashion. Any items not hauled by the trash collector from the premises when left by the Resident shall be removed by the Park Owner at the Resident's expense, pursuant to the Schedule of Fees.

J. WATER

1. Resident is responsible for the expense of maintaining all plumbing services within the home.
2. No water taps shall be kept open and allowed to run to prevent freezing or for any other purpose. All homes are required to have a park-approved heat-tape in good working condition at all times. Any outside water faucet must be a park-approved frost free water valve.
3. Park Owner may shut off water service to the premises if repairs are necessary.

K. EMERGENCY SERVICE

1. In case of emergency service, the Resident should contact the Park Owner. If the necessity for emergency service occurs after normal office hours, the Resident should contact the following person(s):

L. PETS

1. Resident may have no more than two cats or two dogs.
2. All cats must be indoor cats only.
3. Whenever a Resident permits a dog to go outside of the trailer, the dog must be on a leash.
4. All pet waste must be cleaned up immediately.
5. Resident is responsible for actions of any pets owned by Resident.
6. Dangerous pets are not permitted in the Park and must be removed.
7. Residents shall not allow pets to run free within the Park property. Any pet that roams through Park property without being escorted by Resident, is subject to removal.

M. MOTOR VEHICLES

1. The Resident, and the Resident's household, friends and guests shall obey all vehicle and traffic laws within the community, including all local speed limitations.
2. The Resident shall not permit unlicensed motor vehicles in the community. The Resident shall not permit any unlicensed person to operate a motor vehicle in the community.

3. The Resident shall not operate or park a motor vehicle upon the community lawns and patios or permit their guests to do so. No parking is permitted along side the laundry room except in designated areas, and for laundry room use only. Residents must park their cars in their driveways or in front of their residence. The Resident shall not permit motorcycles to be parked on the patio or lawn of the premises; motorcycles should be parked in the driveway or shed.
4. The Resident shall not block traffic within the community. If a motor vehicle interferes with snow removal within the community, the motor vehicle may be towed at the expense of the owner or operator, without notice.
5. The Resident shall not perform repairs upon any motor vehicle on the premises, except minor repairs to the Resident's motor vehicle. No used oil or batteries are to be stored anywhere within the community.
6. The Resident shall not permit any unsightly motor vehicles on the premises. Vehicles that are not road-worthy are not to be brought into the community or stored in the community.

N. HOME SALES / SUBLETTING

1. No home may be assigned, sublet, sold, or otherwise transferred within the park to any person who has not be previously approved by the Park Owner. Park Owner shall not unreasonably withhold consent to such requests. The Resident shall inform the manufactured home park owner or operator of his intent to sublease by mailing a notice of such intent by certified mail, return receipt requested. Such request shall be accompanied by the following information: (i) the term of the sublease, (ii) the name of the proposed sub-lessee, (iii) the business and permanent home address of the proposed sub-lessee, (iv) the Resident's reason for subletting, (v) the Resident's address for the term of the sublease, (vi) the written consent of any co-resident or guarantor of the lease, and (vii) a copy of the proposed sublease, to which a copy of the Resident's lease shall be attached, if available, acknowledged by the manufactured home Resident and proposed sub-resident as being a true copy of such sublease. Within ten days after the mailing of such request, the manufactured home park owner or operator may ask the Resident for additional information as will enable the manufactured home park owner or operator to determine if rejection of such request shall be unreasonable. If the manufactured home park owner or operator consents, the premises may be sublet in accordance with the request, but the Resident there under, shall nevertheless remain liable for the performance of the Resident's obligation under said lease. Any assignment or sublease which does not comply with this Lease/Rules and Regulations shall constitute a breach of the Lease/Rules and Regulations. If the Park Owner consents, the premises may be assigned or sublet in accordance with that request, but the Resident is responsible for the performance of the Lease/Rules and Regulations and the acts and neglect of anyone in the premises.
2. The Resident may display only one professionally printed "For Sale" sign not to exceed 2' by 3' in size. The sign must be placed in a window if available. If a window is not available the sign may be placed on the front of the home. The sign must be approved by management.

3. If the home is to remain in the community after the Resident sells the home, the potential purchasers of the Resident's home must be approved by the Park Owner.
4. The Resident shall not permit the transporter to remove a home from the home site until the transporter has checked at the office to determine whether the Resident's bills are satisfied fully and that the premises are in a neat, clean and orderly condition. The Resident shall inform the transporter about this obligation. The Resident shall have the home removed only between the hours of 8:00 AM and 5:00 PM, excluding Saturdays, Sundays and legal holidays.

O. ACCESS

1. In case of emergency, the Park Owner may enter the premises without the Resident's or occupant's prior consent. The Park Owner may enter the premises with the Resident's or occupant's prior consent, which shall not be unreasonably withheld: (a) when necessary to inspect the Lot; (b) to make necessary or agreed repairs, alterations, or improvements; (c) to supply agreed upon services; or (d) to exhibit the Lot to prospective or actual purchasers, mortgagees, tenants, workers, or contractors.

P. MISCELLANEOUS

1. If the Park Owner should desire or be required to give the Resident any notice, bill or communication, it shall be deemed sufficiently given or rendered, if in writing and personally delivered to the Resident or sent by ordinary mail addressed to the Resident at the premises. Any written notice or communication by the Resident to the Park Owner shall be sent by registered or certified mail addressed to the Park Owner at the office of the Park Owner.
2. The Resident shall not permit any soliciting within the community without the Park Owner's prior written approval. The Resident should notify the Park Owner about any unauthorized solicitors.
3. The Resident shall not use or occupy the premises in an objectionable manner which is unwarranted, unreasonable, or unlawful, to the annoyance, inconvenience, discomfort or damage of another. Residents shall respect their neighbors. Excessive noise shall not be permitted. The Resident shall be responsible for the conduct of the Resident's household, friends and guests. Resident and guests must respect the privacy and lot lines of other residents' lots. Residents are reminded that loud music and other disturbances are not permitted within the Park between the hours of 10:00 pm and 6:00 am.
4. The Resident shall not permit the Resident's children to travel through the community without proper supervision.
5. The Resident shall use the premises at the Resident's risk. The Resident will be responsible for any damage caused by the Resident's household or guests.
6. If the Resident will be leaving the premises for an extended time, the Resident must notify the Park Owner so the water can be shut off in the ground.

7. Management assumes no liability for damage done should utilities be turned off.
8. The Resident will be given ten (10) days to correct a violation of community rules after receiving written notice. If Resident fails to correct said violation, Resident will then be asked to vacate within thirty (30) days and will be subject to eviction.
9. The Resident shall indemnify and save harmless the Park Owner from and against any liability or any injury to persons or property resulting from acts or omissions on the part of the Resident, the Resident's household, friends and guests. Resident shall, at Resident's expense, maintain Resident liability insurance and provide proof of insurance to the Park Owner.
10. The failure of the Park Owner to insist upon strict performance of any of the covenants or conditions of this Lease/Rules and Regulations, or to exercise an option herein contained, shall not be construed as a waiver of the same or any other covenants or conditions, now or hereafter in full force and effect.
11. A copy of any new Rules and Regulations superseding or supplementing the terms stated herein, shall be furnished to the Resident at least thirty (30) days prior to the effective date of any amendment, addition, or deletion of the existing lease terms or Rules and Regulations. If the proposed change involves an increase in rent or utility charges, notice must be given ninety (90) days prior to the increase.

I/We agree to abide by the foregoing Lease terms and Rules and Regulations. (ALL ADULT OCCUPANTS OF THE HOME MUST SIGN THIS AGREEMENT.)

Park Owner Signature

Resident Signature

Park Owner Name

Resident Name

Resident Signature

Date

Resident Name

CHECK HERE IF YOU DO NOT WANT A LEASE

I do not wish to enter into a lease agreement. By signing below, I acknowledge receipt of a lease offering and Rules and Regulations of Syosset Trailer Park. Furthermore, I understand, although I will be a month to month tenant, that effective September 1, 2007, my monthly rent is increasing to \$750. This rent amount will be in effect for the months of September, October, November, and December 2007, and January and February 2008. Rent for ~~{any months thereafter will be at the rate of \$1,000 per month.}~~ the month of March 2008 is increasing to \$1000.

Signature of Tenant

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Date

Syosset Trailer Park
Lease Agreement & Rules and Regulations Receipt Acknowledgment

I hereby acknowledge that I have received an offer for a one year Lease Agreement for Lot _____ at Syosset Trailer Park. I also acknowledge said Lease includes the Rules and Regulations of the Syosset Trailer Park.

Signature: _____

Date: _____

Lot #: _____