NOBLE COMMONS LLC

TINY HOME ON WHEELS (THOW) RENTAL AGREEMENT AND RULES OF LIVING

This Rental Agreement ("Agreement" or "Lease") is made and entered into by and between Noble Commons LLC, a North Carolina limited liability company ("Owner"), and the undersigned individual(s) ("Guest"). Owner and Guest may be referred to collectively as the "Parties." This Agreement, including the Rules of Living set forth in Section 5 and Exhibit A, sets out the complete terms of Guest's tenancy of the Premises.

1. PREMISES, AMENITIES, AND GRANT OF TENANCY

Owner hereby leases to Guest campsite # _____ located at postal address 520 Noble Commons Circle, Supply, North Carolina 28462 (the “Premises”). The Premises consists solely of the designated campsite pad and associated utility hookups and does not include any interest in the underlying land, common areas, or improvements other than those expressly provided for Guest's residential use.

The Premises includes the following amenities, provided subject to availability and Guest's compliance with all rules of this Agreement:

- **Campsite**: Approximately 18' x 50' with space for up to two vehicles and one (1) Tiny House on Wheels (“THOW”) not exceeding 8½' x 35' unless otherwise approved in writing. Any additional vehicles, towables, or structures require written permission. No parked vehicle or towable may extend into the road.
- **Water:** Potable water via heated sanitary hydrant; Guest is responsible for freeze protection and proper connection.
- **Septic:** Shared septic hookup serving 3–6 sites. Guest must properly connect to the designated hookup at all times and comply with the following septic guidelines:
    - Only human waste and septic-safe, rapid-dissolving toilet paper may be flushed.
    - No wipes of any kind (including those labeled "flushable"), paper towels, feminine hygiene products, diapers, cigarette butts, grease, oil, or food waste may be flushed or drained into the system.
    - No bleach, drain cleaners, antibacterial or antimicrobial soaps, or other chemical additives that can disrupt septic bacteria may be used in fixtures connected to the system; only septic-safe, biodegradable soaps and cleaning products are permitted.
    - No black or grey water from a THOW/RV holding tank may be dumped or drained onto the ground, into stormwater drains, or anywhere other than the designated hookup.
    - Guest shall avoid excessive or continuous water use that could overload a system shared with neighboring sites.
    - Any odors, slow drains, gurgling, backups, or wet or soggy ground near a septic hookup must be reported to Noble Commons LLC immediately in accordance with Section 8.
    - Vehicles, structures, and stored items must be kept clear of septic lines, cleanouts, and the drain field.
- Wi-Fi: Courtesy wireless internet access; no guarantee of speed, reliability, or availability.
- Power: Metered electrical hookup (50/30/20 amp), billed separately based on consumption.

Guest acknowledges that the Premises is located in a natural, wooded, rural environment subject to weather,

wildlife, vegetation, and other natural conditions. Guest shall use the Premises solely for lawful residential purposes and shall not erect additional structures or conduct commercial activity, including online businesses or working from home, without Owner's written approval. Owner retains the right to access the Premises to read meters, monitor utility hookups, and complete grounds and structural maintenance, including spraying for weeds, removing debris, mowing, and gravel work, consistent with Section 11.

2. TERM OF TENANCY

The term of this Agreement shall commence on the Effective Date _____ as a yearly tenancy. Lease ends on _____. Guest acknowledges that this Agreement creates a revocable license to occupy, not a traditional residential leasehold estate, and that Owner retains full ownership and control of the Premises and surrounding property. Owner continues to have access to premises to read the meter, monitor utility hookups, complete grounds and structural maintenance tasks, including but not limited to spraying for weeds, removing debris, mowing, gravel work. Renewal or extension requires mutual written consent.

Holdover: If Guest remains in possession after the End Date without a new signed lease, Guest becomes a holdover guest. Owner's acceptance of any payment from Guest during a holdover period does not waive, and shall not be construed to waive, Owner's right to terminate the tenancy or seek possession, unless Owner expressly states otherwise in a signed writing. During any holdover period, holdover rent is charged at one hundred twenty-five percent (125%) of the most recently effective monthly rent, prorated daily, until Guest vacates or a new lease is signed by both Parties.

3. RENT, FEES, AND SECURITY DEPOSIT

Rent is due on the first day of each month without demand or offset. The agreed rent under this Agreement is $650.00 per month, plus electricity. Rent is considered late and subject to a $30 late fee if not received by the sixth day of the month. Owner requires a security deposit of $250.00. The deposit may be applied to unpaid rent, utilities, damages, fines, or other charges under this Agreement; Guest shall replenish the deposit upon written notice. Payments may be made by check, cash, cashier's check, or Zelle. The first month's rent will be prorated based on the Commencement Date. Guest shall have five (5) days' grace to pay any amount due under this Agreement; after this grace period, a default interest rate of three percent (3%) applies to the amount due, payable upon demand.

4. UTILITIES AND SERVICES

Electricity is billed monthly based on actual metered usage at each individual site, and must be paid within seven (7) days of invoice. Current per-kWh rates are posted and updated monthly at the timber frame community building and at each service entrance meter. Owner does not charge more than the actual cost of electricity supplied and does not profit from electricity resale. Guest may request a copy of the underlying usage and rate-calculation records and Owner will provide them upon reasonable request. Any unpaid electricity amount is deemed Additional Rent under this Lease, due with the next successive rent installment; failure to timely pay Additional Rent is a material breach with the same remedies available as for nonpayment of base rent. Water and septic are included, but Guest is responsible for damage caused by misuse. Wi-Fi is a courtesy only; Owner is not liable for outages, interruptions, availability, or service limitations.

5. RULES OF LIVING

The following rules govern Guest's conduct and use of the Premises and the community as a whole. These rules are part of this Agreement and may be updated by Owner at its discretion upon reasonable notice. Violation of any Rule of Living is a breach of this Agreement, subject to the remedies in Section 17.

A. General Conduct

Guest and Guest's visitors shall behave in a manner that ensures a peaceful, respectful, and enjoyable environment for all occupants. Disturbing the peace, engaging in illegal activity, or violating any rule in this Agreement may result in a warning, a fine, towing, and/or termination as set out in Section 17.

B. Site Maintenance

Guest shall maintain the assigned campsite in a clean, orderly, and safe condition at all times. No outside storage of tools, equipment, appliances, building materials, boxes, or general clutter is permitted. All personal property, excluding standard patio furniture, must be stored inside the THOW or an approved storage shed. Owner may request removal of any unsightly or hazardous item upon 48 hours' written notice.

C. Common Areas

Owner maintains shared areas such as roads, bathrooms, and recreational areas. All occupants must use common areas in accordance with this Agreement and any posted rules.

D. Quiet Hours

Quiet hours are observed from 10:00 p.m. to 7:00 a.m. to ensure peaceful enjoyment for all occupants.

E. Pets

Pets are permitted on the Premises, subject to leash laws, prompt waste disposal, and noise control. Owner may require removal of any pet that poses a safety concern or repeated disturbance.

F. Construction and Modifications

Any construction, modification, or alteration to a campsite requires prior written approval from Owner and must comply with applicable zoning and permitting laws.

G. Fire Safety

Open fires are permitted only in designated areas and must comply with fire safety protocols. Fire bans may be enacted during certain weather conditions consistent with State and County regulations.

H. Vehicles and Parking

Occupants and visitors must park only in designated areas and comply with posted speed limits and traffic rules within the property. No vehicles may extend into the road at any time.

6. TOBACCO-FREE PROPERTY (ZERO-TOLERANCE POLICY)

The entire property is a strictly tobacco-free campus. Use of tobacco products of any kind — including

cigarettes, cigars, pipes, chewing tobacco, and snuff — is prohibited anywhere on the property, including inside THOWs, vehicles, or common areas. Any violation is a material, non-curable breach and results in immediate termination of this Agreement.

7. PROHIBITED CONDUCT AND COMPLIANCE WITH LAW

Guest shall not engage in illegal or fraudulent activity, nuisance behavior, or conduct violating county, state, or federal regulations. Hazardous materials, unauthorized fires, and unsafe conditions are prohibited. Owner may enforce compliance through the remedies described in Section 17, including warnings, fines, towing, and/or termination.

8. MAINTENANCE, UPKEEP, AND HAZARD REPORTING

Guest shall immediately report hazards including leaning or damaged trees, loose branches, erosion or unstable ground, septic odors or backups, electrical issues, water line leaks, and structural instability of Guest's THOW due to pad erosion. Failure to report a known hazard shifts liability to Guest. Guest is responsible for freeze protection, proper septic use, and securing personal property against wind, storms, and wildlife.

9. WEATHER-RELATED RISKS, ASSUMPTION OF RISK, AND RELEASE

Guest acknowledges that the Premises is subject to hurricanes, tropical storms, high winds, lightning, flooding, falling trees, wildlife, uneven terrain, and other natural hazards, and assumes all associated risks. Owner has no duty to secure, anchor, or protect Guest's THOW or property. Guest must secure belongings, comply with evacuation orders, and inspect the Premises after storms. Guest releases and holds harmless Owner from all claims arising from weather events, wildfires, falling trees or branches, outdoor terrain, wildlife, utility outages, acts of other guests, and recreational activities. This release survives termination. Guest shall indemnify and defend Owner from all claims arising from Guest's use of the Premises, Guest's THOW, visitors, subtenants, or violations of this Agreement.

10. INSURANCE

Guest is strongly encouraged to obtain THOW, personal property, and liability insurance. Owner does not insure Guest's property.

11. RIGHT OF ENTRY

Owner's right of entry under this Section applies to the Premises as defined in Section 1 — the campsite pad, utility hookups, and surrounding grounds — for inspections, maintenance, safety checks, and emergencies. It does not include the interior of Guest's THOW, camper, or RV, except where entry is immediately necessary to prevent imminent injury, death, or significant property damage (such as visible smoke or fire, a gas leak, a medical emergency, or structural failure), in which case Owner may enter without prior notice and should notify emergency responders concurrently when practicable.

12. EMERGENCY AND HURRICANE PROCEDURES

Guest shall comply with all emergency procedures, including evacuation, securing property, shutting off utilities, and reporting hazards. Failure to comply is a material breach.

13. VISITORS

Guest is responsible for all visitors. Visitors must comply with all rules and park only in designated areas. Guest is liable for visitor damages or violations of any rules or regulations.

14. SUBLETTING AND SHORT-TERM RENTALS

Guest may engage in short-term rentals (Airbnb, VRBO, or similar) only under the following conditions:

- Guest must notify Owner in writing before hosting any short-term rental.
- Guest may host no more than three (3) short-term stays per month unless Owner approves additional stays in writing.
- All subleases must comply with this Agreement in full.
- Guest remains fully and strictly liable for all acts and omissions of subleases, damage to property, violations of rules or laws, disturbances, septic misuse, fire safety violations, and parking violations.
- Owner assumes no responsibility for subleases' property, injuries, disputes, or claims.
- Guest shall indemnify and defend Owner from all claims arising from subleases.
- Unauthorized subletting is a material breach and grounds for immediate termination.

15. TERMINATION

This Agreement ends automatically on the End Date stated in Section 2. No additional notice is required for the Agreement to end on that date, and Owner is under no obligation to offer Guest a new lease or renewal. If either Party wishes to terminate this Agreement before the End Date for a reason not listed below, thirty (30) days' written notice is required for yearly leases and 7 days for month-to-month seasonal leases; no cause or reason need be stated for this no-cause termination option.

Owner may terminate this Agreement immediately, without prior notice, at any time during the term for any of the following: tobacco use; illegal or fraudulent activity; nonpayment of rent or any Additional Rent; safety hazards; violation of any Rule of Living under Section 5; damage to property; disturbances or interference with the peaceful enjoyment of other residents; unauthorized subletting; abandonment of the Premises; false or misleading statements made in the Reservation Agreement, this Agreement, or any related application; failure to maintain required vehicle or towable compliance under Section 16 after notice; three (3) or more Rules of Living violations within any twelve (12) month period, regardless of whether each violation was individually cured; or any other material breach of this Agreement.

Guest must vacate upon termination or at the End Date unless a new lease has been signed by both Parties.

16. VEHICLE AND TOWABLE COMPLIANCE, REGISTRATION, AND TOWING AUTHORITY

Guest shall ensure that all vehicles, motorized equipment, motorcycles, RVs, and towables — including campers, trailers, boat trailers, and THOWs — brought onto or kept on the Premises remain fully functional, operational, and in strict compliance with all local, state, and federal law, including DOT regulations, and maintain active registration, valid license plates, and current inspection stickers at all times. No unregistered, inoperable, junk, or abandoned vehicle or towable is permitted on the Premises. Guest assumes sole liability for, and shall indemnify and hold Owner harmless from, any citation, code violation, fine, or penalty resulting from breach of this Section. Owner reserves the right, after twenty-four (24) hours' written notice to Guest, to remove and tow any non-compliant vehicle or towable at Guest's sole expense and risk.

17. FINES AND ENFORCEMENT

Breach of any provision of this Agreement, including any Rule of Living under Section 5, is grounds for Owner, in its discretion, to: (a) issue a written warning; (b) impose a fine as set forth in the schedule below; (c) tow or remove any noncompliant vehicle, towable, or personal property at Guest's sole expense, subject to any notice period specified elsewhere in this Agreement; and/or (d) terminate this Agreement as permitted under Section 15. These remedies are cumulative, not exclusive, and Owner may pursue any combination of them for a single violation.

Violation	Fine	Additional Remedies
General Rules of Living violation (first occurrence)	$50.00	Written warning; continued violation escalates below
Continuing/repeated violation of same rule	$25.00 per day	May proceed directly to termination
Unauthorized or non-compliant vehicle/towable	$50.00	Towing after 24 hours' written notice, at Guest's expense
Fire safety violation	$100.00	Immediate correction required; may result in immediate termination
Unauthorized subletting or short-term rental	$100.00	Immediate termination
Tobacco use anywhere on the property	N/A	Immediate, non-curable termination
Unauthorized construction or site modification	$50.00	Removal of modification at Guest's expense
Outside storage / clutter after 48 hrs notice	$50.00	Removal and secure storage at Guest's expense

Fines are due within three (3) days of written notice and, if unpaid, are deemed Additional Rent under Section 3 with the same remedies available as for nonpayment of rent. The fine amounts above are illustrative of Owner's current schedule and may be updated upon reasonable written notice to guests.

18. INDEMNIFICATION

Guest shall indemnify, defend, and hold harmless Owner from all claims arising from Guest's use of the Premises, Guest's THOW, weather events, outdoor conditions, subtenants, visitors, or violations of this Agreement. This obligation survives termination or the End Date of this Lease.

19. GOVERNING LAW

This Agreement is governed by the laws of the State of North Carolina and Brunswick County.

20. ENTIRE AGREEMENT AND SEVERABILITY

This Agreement, together with Exhibit A — Premises Liability & Outdoor Risk Addendum, constitutes the entire binding agreement between the Parties. Exhibit B — Community Spirit Statement is attached for informational purposes only and is not part of the binding agreement, as stated in Exhibit B itself. If any provision of this Agreement is held invalid or unenforceable under North Carolina law, it shall be modified to the minimum extent necessary to be valid and enforceable, or severed if it cannot be so modified, and the remaining provisions shall remain in full force and effect.

21. GUEST INFORMATION AND SIGNATURES

Name: _____ Phone: _____

Email: _____

Driver's License #: _____ State: _____

Signature: _____ Date: _____

Name: _____ Phone: _____

Email: _____

Driver's License #: _____ State: _____

Signature: _____ Date: _____

Owner — Noble Commons LLC:

Signature _____ Date: _____

Not required, but encouraged:

Emergency Contact/Phone: _____

Emergency Instructions (i.e. preferred hospital, insurance information, additional people to contact)

EXHIBIT A

PREMISES LIABILITY & OUTDOOR RISK ADDENDUM

(Separate Signature Required)

This Addendum is attached to and made part of this Agreement. Guest acknowledges and agrees to the following:

A. Natural Conditions and Outdoor Hazards

The property contains natural terrain, including uneven ground, roots, rocks, mud, wildlife, insects, and vegetation. Guest assumes all risks associated with walking, hiking, or moving about the property.

B. Falling Trees and Branches

Trees and branches may fall without warning. Guest assumes all risks associated with falling trees or limbs and releases Owner from liability.

C. Weather Events

Guest assumes all risks associated with hurricanes, storms, wind, lightning, flooding, and other natural events. Owner has no duty to secure Guest's THOW or property.

D. Wildlife

Guest assumes all risks associated with wildlife, including snakes, insects, rodents, and other animals.

E. No Duty to Warn

Owner has no duty to warn Guest of natural hazards unless Owner has actual knowledge of an imminent, specific danger.

F. Release and Indemnification

Guest releases and holds harmless Owner from all claims arising from natural conditions, weather, fires, wildlife, terrain, or outdoor hazards, and shall indemnify and defend Owner from all related claims.

G. Survival

This Addendum survives termination of the tenancy.

Guest Signature: _____ Date: _____

Printed Name: _____

Guest Signature: _____ Date: _____

Printed Name: _____

Owner Signature: _____ Date: _____

Printed Name:

EXHIBIT B

COMMUNITY SPIRIT STATEMENT

(Non-Binding — Acknowledgment Only)

The Community is founded upon the following shared values. This statement is descriptive of the Community's character and aspirations:

Sustainability

Residents of this community are encouraged to be mindful of shared resources — reducing waste, using energy efficiently, and adopting sustainable practices where practical in day-to-day life at the Premises.

Living in Community

This community is rooted in shared values of cooperation, mutual respect, and kindness. Residents are encouraged to see one another as neighbors, to communicate openly, and to support one another where possible.

Integrity as Neighbors

Residents are encouraged to respect each other's privacy and space, to communicate honestly, and to address any conflicts thoughtfully and directly.

Social and Ecological Responsibility

Residents are encouraged to support an inclusive environment and to make conscious choices that help protect and care for the natural surroundings shared by the community.

Contribution to the Community

Residents are asked to contribute 1-2 hours each week to the community by assisting other residents, working in the gardens or on the farm, participating in building projects, creating community activities or events, or in any fashion that aligns with their abilities and strengths as well as the needs of the community.

Community Committee

Community members are encouraged to attend monthly meetings and participate in organizing events, activities, birthday or holiday parties, and other projects. Funding for any Committee-identified project shall be limited to voluntary donations, independent fundraising, farm stand sales, or discretionary Owner contribution.

I acknowledge that I have read this Community Spirit Statement. I understand it reflects Noble Commons' hopes for the community and does not create any binding obligation, and that it is separate from the binding Rules of Living in Section 5 of the Agreement.

Guest Signature (Acknowledgment Only): _____ Date: _____

Printed Name: _____

Guest Signature (Acknowledgment Only): _____ Date: _____

Printed Name: _____