

SUBLEASE AGREEMENT
Salishan Leaseholders, Inc.

Homesite # _____

Pursuant to the Sublease Agreement between:

_____ lessor, and

_____ lessee,

effective as of _____, 20____, it is hereby understood and agreed, that Lessee named above is bound to observe all covenants of the Uniform Lease and rules of Salishan Leaseholders, Inc., including but not limited to the following:

Section . . . Easements

This section pertains to the easement across the private ways and states: . . . use thereof shall be subject to such reasonable rules and regulations as Salishan Leaseholders, Inc. may establish for safety purposes, for the purpose of protecting the private ways and for the purpose of protecting the peace and quiet of Salishan. Such rules and regulations may include, but need not be limited to, traffic regulations in general, speed limits, limits as to the size of vehicles which may use the private ways and the prohibition or limitation of parking.

Section . . . Care and Appearance of Premises

Lessees shall maintain the improvements on the leased premises and the grounds of such premises in a neat and attractive manner, and in particular shall keep the grass and weeds cut, the shrubbery pruned and dead trees, shrubbery and plants removed.

Lessees shall keep the exterior of improvements on the leased premises in good state of repair and appearance.

Section . . . Restrictions On Use of Leased Premises

Except with the approval of Salishan Leaseholders, Inc., lessees at no time shall keep or permit to be kept on the leased premises any house trailer, truck camper or mobile home.

No domestic animals of any kind shall be raised, kept or permitted upon the leased premises or any part thereof other than dogs, cats and birds which are not kept, bred or raised thereon for commercial purposes or in unreasonable numbers and which are reasonably controlled to avoid their being a nuisance to other tenants.

No commercial activity of any kind shall be carried on in or from the leased premises.

No garbage, refuse, rubbish or cuttings shall be deposited upon or left on the leased premises unless placed in an attractive container suitably located and screened from public view.

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No clothesline shall be located on the leased premises so as to be visible from a private way, dwelling house on another homesite, from public areas in Salishan or from the golf course.

Lessees shall at no time maintain any sign or other advertising device of any character upon the leased premises.

Violations of the Easements Section, concerning the rules of the road or peace and quiet, shall subject the lessee to **immediate** termination of this Sublease.

Violations of any other Sections and covenants of the Uniform Lease shall be grounds for termination if not corrected immediately after warning from Salishan Leaseholders, Inc.

We have read the above covenants and understand that violations could result in termination of this sublease upon proper written notification from Salishan Leaseholders, Inc. to the lessee and the lessor. Any fines or damages to SLI property, uncollected at the end of this sublease, will be the responsibility of the lessor.

Lessee(s) _____

Lessor (Leaseholder): _____

Lessor has provided Lessee(s) with a current copy of the Salishan Leaseholder Handbook.

Dated this _____ day of _____, 20____

Salishan Leaseholders, Inc. does hereby consent to the sublease between the parties listed above.

____ Gate Entry Cards, ____ Openers have been issued to the Lessee(s) and the non-refundable fee of \$ _____ has been collected.

Card/Opener ID#s: _____

Signed (SLI) _____ Title _____

Date _____