

Electricity Amendment/Addendum to RV Registration & Rental Agreement

Effective Date: _____

Space: _____

1. Your RV Registration & Rental Agreement ("Rental Agreement") is amended by this electricity amendment ("Electricity Amendment"). Any inconsistency between this Electricity Amendment and the Rental Agreement shall be governed by this Electricity Amendment.
2. The Park provides electricity service to Renters through (i) a master electrical meter ("Master Meter") with Southern California Edison as the local electricity utility ("SCE") or (ii) a solar energy generation system that Management installed at the Park ("Solar System"). Whether you choose to purchase your electricity through the Master Meter or the Solar System, you will be billed by Management for your electricity usage based on submeter readings that measure the electricity consumed at your Space ("Submeter"). Renters who choose to receive their electricity through the Solar System shall receive an additional percentage discount off their bill, the amount of which will be detailed on their monthly billing statement. Management reserves the right to change or discontinue the discount at its sole and absolute discretion.
3. Management utilizes a third-party ("Billing Service") to read the Submeters and prepare electricity bills for each Renter in accordance with the applicable SCE tariff rate schedule for residential users listed on the bill. Monthly electricity usage is billed one month in arrears (i.e. January electricity service is billed with Renter's March Rent statement). Management reserves the right to change Billing Services at any time in its sole and absolute discretion.
4. Your monthly electric bill shall be included on your monthly Rent Statement and shall include detail regarding the categories of charges in accordance with the applicable SCE tariff rate schedule (hereinafter "Electricity Charges"). Upon request, Management will provide you with a separate copy of the monthly statement prepared by the Billing Service.
5. Electricity Charges shall be paid by Renter to Management as additional Rent with Renter's monthly Base Rent payment, in accordance with Sections 5 and 6 of the Rental Agreement.
6. Failure to pay the full amount of the Electricity Charges by the due date for the monthly Base Rent shall be deemed a late payment of Rent and shall be assessed a late fee in accordance with the Rental Agreement. If Renter's payment is returned due to insufficient funds, Renter will be responsible for paying the NSF Fee in the Rental Agreement. Failure to pay Electricity Charges pursuant to this Electricity Amendment constitutes a material and substantial breach of the Rental Agreement and may lead to termination of the Rental Agreement. Renter acknowledges and agrees that Management may use Renter's security deposit to recover unpaid Electricity Charges.
7. Upon move out by Renter, the Billing Service shall prepare a final bill for Electricity Charges through the move-out date ("Final Invoice") which shall be deducted from Renter's Security Deposit.
8. If Renter breaks or breaches the Rental Agreement, Renter will be responsible for the Electricity Charges through the time that Management retakes possession of the Space, regardless of whether Renter is still occupying the Space.
9. Management is not responsible for any losses or damages Renter incurs as a result of outages, interruptions, or fluctuations in electricity provided to Renter's Space unless such loss or damage was the direct result of intentional acts or the gross negligence of Management or its employees. Renter releases Management from any and all such claims and waives any claims for offset or reduction of Rent or diminished rental value of the Space due to such outages, interruptions, or fluctuations.

RENTER NAME	SIGNATURE	DATE