

CARETAKER LEASE AGREEMENTS

POKANOKET MANAGEMENT GROUP

RESIDENTIAL LEASE

A. The parties to this lease are:

Pokanoket Management Group _____ (Landlord)
Richer Gosselin _____ Tenant

B. Premises Location:

This residence is located at 330 Tower Street, Bristol, RI

In addition, described as # Bedrooms: 2 Unit/Floor : # 2

C. Term of Lease:

The term of the Lease is one year (1) lease and shall begin on 5/15/2025 . It shall continue until: 5/15/2026

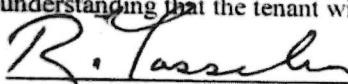
- (1) A termination of the Lease by the Landlord in accordance with H (1) and (2).
- (2) A termination of the Lease by the Landlord or Tenant on the anniversary of the Lease with a 30 days' notice.

D. RENT:

- (1) The amount of the total monthly rent payable to the Landlord during the term of the Lease (called the "Contract Rent") will be \$ 1000.00 per month payable on the 1st day of the month per the said term.

E. SECURITY:

- (1) It is with understanding that the tenant will pay a security deposit of \$1000.00, which is equal to the monthly rent.

 _____ signature of tenant

- (2) The Tenant has examined the property, and acknowledges it to be in good working order and agrees to keep the premises in clean and sanitary condition.

- (3) Any damage above and beyond reasonable wear and tear shall be the responsibility of the Tenant.

F. Utilities and Appliances:

The Tenant will be responsible for the utilities listed below for the dwelling unit #2:

Type of Utility	Tenant
Garbage	X
Water and sewerage	
Hot Water	-
Heating	

Lights, Electric	X
Cooking (specify type) Electric	X
Other (specify) Air condition	X

The Landlord will also provide the following services and/or major appliances:

Parking 2 cars

G. Maintenance & Services:

- (1) Tenant agrees to promptly (within 3 days) to notify the Landlord of any maintenance problems
- (2) In the event of damage done by the Tenant or Tenant's guest. The Tenant shall pay for such repairs.
- (3) The Landlord will plow the private roadway; the Tenant shall be responsible for keeping walkways and exterior steps free of snow and ice.
- (4) The Landlord shall provide the Tenant the means of contacting Maintenance during the hours of 7:00 am - 7:00pm, or you may leave a message, and someone will return your call as soon as they are available. The Maintenance number is 401-639-2599 "Goose" During non-business hours and emergencies, please contact; Toni-Marie Walmsley @ 401-932-9667

H. Termination of Tenancy by Landlord:

- (1) When rent is not paid on time, the Landlord will proceed with eviction
- (2) Eviction for unreasonable disturbances and dangerous acts. The Tenant and Tenant's guest shall not cause any unreasonable disturbance, dangerous acts, or interference with peaceful use of the property by other Tenants or the Landlord or Landlord's representatives

I. Discrimination

The Landlord shall not discriminate against the Tenant in any manner, on the grounds of age, race, color, creed, religion, sexual orientation, handicap or national origin.

J. Tenant Residential Responsibilities:

- (1) The Landlord agrees that the apartment will be, used only as a residence.
- (2) **Damage.** The Tenant agrees not to damage the apartment, the building, the grounds of the common areas or to interfere with the rights of other tenants in the resident to live in peace and quiet. Damage (other than normal wear and tear) caused by the Tenant, or Tenant's family, invitee or guests shall be repaired by the Tenant at their expense.
- (3) **Alterations.** No alteration, additions, or improvements/s to the residence shall be made by the Tenant without prior written consent by the Landlord.

K. Pets

1. No pets without permission from the Landlord -- see addendum A

L. Building Rules

The Tenant agrees to obey all building rules describing tenant conduct and responsibilities. The Landlord will give a written copy of these rules to the Tenant when the Tenant signs this Lease with a copy attached to the Lease. The Landlord may make reasonable additions or changes to these rules, upon adequate notice to the Tenant.

M. Severability

In the event any section of this agreement shall be held to be invalid, all remaining provisions shall remain in full force and effect

N. Abandoned Property

The Landlord shall dispose of all abandoned property in compliance with the provisions of the Rhode Island abandoned property laws.

O. Authority to Execute Lease

The Landlord attests and agrees that he/she is the owner of the premises, free and clear of any encumbrances, which would affect the use and enjoyment of the premises by the Landlord or Tenant and that he/she has full authority to execute this Lease. The Landlord further attests that the premises are properly zoned for such use, and for the uses intended by the Tenant, and he/she complies and will comply with all applicable statutes, laws and ordinances, including, but not limited to building ordinances, fire ordinances and all minimum housing laws, and that he/she procured all licenses and permits necessary, if any, for leasing this apartment.

P. This lease amount is contingent upon the fulfillment of the Building and Ground Maintenance Job Description for this property. See addendum A.

Q. If either party terminates employment, this lease will be null and void.

R. If the lease becomes null and void, the contract rent will be \$1500.00.

Addendum A

The Building and Grounds Maintenance person is responsible of ensuring the buildings and grounds functional safety and upkeep through routine maintenance repairs and inspection.

Job summary:

- The role is responsible for maintaining the building systems equipment and grounds to ensure they are in good working order and safe for occupants.
- May involve responding to maintenance requests, performing routine inspections, and addressing minor and major repairs.

Key responsibilities:

- Performing preventative maintenance tasks such as minor plumbing, minor electrical and parts replacements if able; any task unable to be performed must be referred to the Property Manager.
- Making simple repairs to furnishings, fixtures and surfaces.
- Addressing the minor structural issues such as rusty door hinges, loose flooring, damaged ceiling tiles, etcetera.
- Performing cosmetic upkeep such as painting, furniture repair, replacing worn components, etcetera.
- Cleaning and maintaining building fixtures and equipment.
- Replacing light bulbs and fixtures.
- Keep the outside grounds free from trash and clutter.
- Daily inspection of the property boundaries.
- Assisting with landscape and ground maintenance, with the exception of removing snow and ice during winter months.

Other duties:

- Maintaining accurate record of maintenance activities, date, time, unit work performed.

- Communicating with management in regard to any and all necessary supplies to perform task.
- Communicating with residents or tenants regarding maintenance concerns.
- Providing direction and or training to other maintenance personnel.

Scope of authority:

- No work may be done without approval from the property manager
- All communications regarding work or land issues need to be approved by the Property Manager
- All Tribal work and business are to be kept confidential.
- No unauthorized statements can be made on behalf of the Tribe to anyone.
- All materials on the property are property of PMG.

Addendum B

Pets

The tenant may maintain 2 pets in the residence. If the tenant is allowed to have a pet/s, only the following: two house cats per approval from the landlord

1. Pet(s) must be well behaved and under tenants control at all times and not pose a threat or apparent threat to the safety of others on the premises.
2. Pet (s) must be up to date on vaccinations.
3. Tenant is responsible any and all damages including stains and odors to the property.

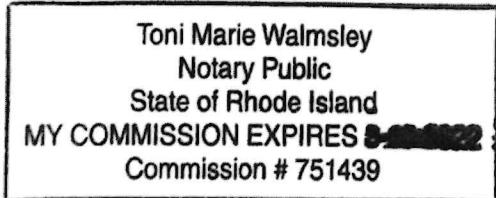
Landlord: Pokanoket Management Group
(Print or Type Name of Company or Landlord)

Williams Guy 5/12/25 Date

Tenant R Lassila _____ Date

Tenant John J. Schell _____ Date

NOTARY: Toni Marie Walmsley
ON THIS DAY 12th Day of May 2025
MY COMMISSION EXPIRES ON; 4-12-2026



Pokanoket Management Group House Rules

1. There is no smoking allowed in any unit.
2. No outside fires or fire pits.
3. Common and egress areas clear at all times.
4. No guests can stay longer than 2 weeks without permission from the Landlord.
5. No subletting
6. No changing locks
7. Laundry must be removed from machines upon end of cycle.
Machines are for clothes only. No comforters, blankets or rugs.

If you have any questions, please feel free to reach out to the property manager Toni-Marie Walmsley (401-932-9667)

R. Richer. M. Lasselin

tenant at 330 Tower Street understand and agree with these house rules.

R. Lasselin
signature

05-12-25

Date

Pokanoket Management Group House Rules

1. There is no smoking allowed in any unit.
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3. Common and egress areas clear at all times.
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Machines are for clothes only. No comforters, blankets or rugs.

If you have any questions, please feel free to reach out to the property manager Toni-Marie Walmsley (401-932-9667)

Richer M Gosselin

tenant at 330 Tower Street understand and agree with these house rules.

R Gosselin
signature

5-2-25

Date

**POKANOKET MANAGEMENT GROUP
CARETAKER'S RESIDENTIAL LEASE AGREEMENT**

This Lease Agreement ("Agreement") is made and entered into as of July 1, 2025, by and between The Pokanoket Management Group, a Rhode Island nonprofit corporation and trustee of the Pokanoket Tribe Land Trust ("Landlord"), and Laura Deihl ("Tenant")

A. Property:

Landlord leases to Tenant the premises located at 330 Tower Street as parcel 135-0012-000 in the Town of Bristol, Rhode Island.

In addition, described as # Bedrooms: 1 Unit/Floor : 2A

B. Term of Lease:

The term of the Lease is (12) months and shall begin on 7/31/2025 and end on 7/31/2026. It shall continue until: (1) a termination of the Lease by the Landlord in accordance with Section F; or (2) termination of the Lease by the Landlord or Tenant on the anniversary of the Lease with a 30-day notice. Early termination for cause may be subject to expedited eviction in accordance with R.I. landlord-tenant law.

C. Payment:

Tenant agrees to perform caretaker duties as described in Section H in lieu of cash payment for rent. Your monetary contribution towards utilities and/or upkeep of the premises shall be \$1450.00.

It is the Tenant's understanding that there is no security deposit from Brown University.

LJ (Initials)

D. Utilities and Appliances:

The Tenant will be responsible for electricity usage and garbage removal of unit #2A.

The Landlord will provide of one (1) refrigerator and one (1) stove for unit #2A.

One (1) parking space is provided for the Tenant.

E. Maintenance & Services:

The Tenant has examined the property and acknowledges it to be in good working order and agrees to keep the premises in clean and sanitary condition. Any damage above and beyond reasonable wear and tear shall be the responsibility of the Tenant.

Tenant agrees to promptly (within 3 days) to notify the Landlord of any maintenance problems. In the event of damage done by the Tenant or Tenant's guest. The Tenant shall pay for such repairs.

The landlord will plow the private roadway; the Tenant shall be responsible for keeping walkways and exterior steps free of snow and ice. The Landlord shall provide the Tenant the means of contacting Maintenance during the hours of 7:00 am - 7:00 pm, or you may leave a

message, and someone will return your call as soon as they are available.

The Maintenance number is 401-639-2599 "Goose." During non-business hours and emergencies, please contact; Toni-Marie Walmsley 401-932-9667.

Landlord may enter Premises upon reasonable notice (min. 24 hours) for inspections, repairs, or to ensure compliance with this Agreement, consistent with R.I. Gen. Laws §34-18-26.

F. Termination of Tenancy by Landlord:

The Landlord may terminate tenancy for the following reasons:

- Failure to perform caretaker duties.
- When monetary contribution is not paid on time, the Landlord will proceed with eviction.
- Eviction for unreasonable disturbances and dangerous acts.
- Breach of any material term of this Agreement.

G. Discrimination

The Landlord shall not discriminate against the Tenant in any manner, on the grounds of age, race, color, creed, religion, sexual orientation, handicap or national origin.

H. Caretaking & Stewardship Obligations:

Tenant agrees to perform the following duties in support of the preservation mission of the Pokanoket Tribe:

- Routine maintenance of trials, boundaries, and landscape in accordance with tribal stewardship practices.
- Monitoring and reporting of unauthorized activity, trespass, or ecological disturbance.
- Maintenance of building an infrastructure consistent with preservation and conservation goals.
- Participation in seasonal clean-up, erosion control, and protection of cultural or archaeological features.

I. Use of Premises:

The Tenant agrees that the apartment will be used only as a residence & for the performance of land stewardship responsibilities as defined herein. The Tenant and Tenant's guest shall not cause any unreasonable disturbance acts, or interference with the peaceful use of the property by other Tenants or the Landlord or Landlords representatives. The Tenant agrees not to damage the apartment, the building, the grounds or the common areas or to interfere with the rights of other tenants in the residence to live in peace and quiet. Damage (other than normal wear and tear) caused by the Tenant, or the Tenant's family, invitees or guests shall be repaired by the Tenant at their expense. No alteration, additions, or improvement/s to the residence shall be made by the Tenant without prior written consent by the Landlord.

J. Pets:

Pets are not permitted.

K. Building Rules:

The Tenant agrees to obey all building rules describing Tenant conduct and responsibilities, see Addendum A. The Landlord may make reasonable additions or changes to these rules, upon adequate notice to the Tenant.

L. Legal Compliance:

This Agreement is governed by the Rhode Island Residential Landlord and Tenant Act, R.I. Gen. Laws §34-18-1 et seq. and the Fair Housing Act, and all other applicable federal, state and municipal anti-discrimination laws.

M. Severability:

In the event any section of this agreement shall be held to be invalid, all remaining provisions shall remain in full force and effect.

N. Abandoned Property:

The Landlord shall dispose of all abandoned property in compliance with the provisions of the Rhode Island abandoned property laws.

O. Authority to Execute Lease:

The Landlord attests and agrees that he/she is the owner of the premises, free and clear of any encumbrances, which would affect the use and enjoyment of the premises by the Landlord or Tenant and that he/she has full authority to execute this Lease. The Landlord further attests that the premises are properly zoned for such use, and for the uses intended by the Tenant, and he/she complies and will comply with all applicable statutes, laws and ordinances, including, but not limited to building ordinances, fire ordinances and all minimum housing laws, and that he/she procured all licenses and permits necessary, if any, for leasing this apartment.

P. Notices:

All notices under this Agreement must be in writing and delivered to:

If to:

Pokanoket Management Group
43 Fales Avenue, Barrington, RI 02806 or
Contact @Pokanoket.org

If to:

Laura Deihl
330 Tower Street Unit A Bristol, RI 02809 or

Q. Entire Agreement:

This Agreement represents the entire understanding between the Parties. It may only be modified in writing signed by both Parties.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first written below.

[SIGNATURE PAGE TO FOLLOW]

LANDLORD: The Pokanoket Management Group

By: William O. Guy - President
(Name and Title)

Signature: William O. Guy Date: 7/1/25

TENANT:

By: Laura M Deihl
(Print Name)

Signature: Laura M Deihl Date: July 1, 2025

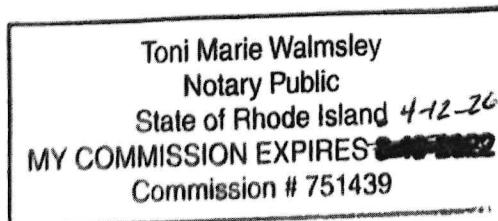
State of Rhode Island
County of BRISTOL

Before me, on this day personally appeared, _____, proved to me on the oath of or through description of identity card to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this day of 1 July 2025.

Notary Public My commission expires: 4-12-26

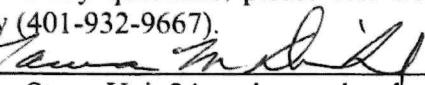
[SEAL]



Addendum A
Pokanoket Management Group - House Rules

1. Parking in assigned area only. Driveway can be used for loading and unloading only.
2. There is no smoking allowed in any unit.
3. No outside fires of fire pits.
4. Common and egress areas to be always kept clear.
5. No guests can stay longer than 2 weeks without permission from the Landlord.
6. No subletting.
7. No changing locks.
8. Laundry must be removed from machines upon end of cycle. Machines are for clothes only. No comforters, blankets or rugs.

If you have any questions, please feel free to reach out to the property manager Toni-Marie Walmsley (401-932-9667).

I, , the Tenant at 330 Tower Street Unit 2A understand and agree with these rules.

**POKANOKET MANAGEMENT GROUP
CARETAKER'S RESIDENTIAL LEASE AGREEMENT**

This Lease Agreement ("Agreement") is made and entered into as of July 1, 2025, by and between The Pokanoket Management Group, a Rhode Island nonprofit corporation and trustee of the Pokanoket Tribe Land Trust ("Landlord"), and Jade Gotauco ("Tenant")

A. Property:

Landlord leases to Tenant the premises located at 330 Tower Street as parcel 135-0012-000 in the Town of Bristol, Rhode Island.

In addition, described as # Bedrooms: 2 Unit/Floor : 1C

B. Term of Lease:

The term of the Lease is (12) months and shall begin on 7/31/2025 and end on 7/31/2026. It shall continue until: (1) a termination of the Lease by the Landlord in accordance with Section F; or (2) termination of the Lease by the Landlord or Tenant on the anniversary of the Lease with a 30-day notice. Early termination for cause may be subject to expedited eviction in accordance with R.I. landlord-tenant law.

C. Payment:

Tenant agrees to perform caretaker duties as described in Section H in lieu of cash payment for rent. Your monetary contribution towards utilities and/or upkeep of the premises shall be \$1650.00.

It is the Tenant's understanding that there is no security deposit from Brown University.
(Initials)

D. Utilities and Appliances:

The Tenant will be responsible for garbage removal.

Landlord is responsible for all utilities of unit #1C

The Landlord will be provide one (1) refrigerator and one (1) stove for unit #1C

Two (2) parking spaces are provided for the Tenant.

E. Maintenance & Services:

The Tenant has examined the property and acknowledges it to be in good working order and agrees to keep the premises in clean and sanitary condition. Any damage above and beyond reasonable wear and tear shall be the responsibility of the Tenant.

Tenant agrees to promptly (within 3 days) to notify the Landlord of any maintenance problems. In the event of damage done by the Tenant or Tenant's guest. The Tenant shall pay for such repairs.

The landlord will plow the private roadway; the Tenant shall be responsible for keeping

walkways and exterior steps free of snow and ice. The Landlord shall provide the Tenant the means of contacting Maintenance during the hours of 7:00 am - 7:00 pm, or you may leave a message, and someone will return your call as soon as they are available.

The Maintenance number is 401-639-2599 "Goose." During non-business hours and emergencies, please contact; Toni-Marie Walmsley 401-932-9667.

Landlord may enter Premises upon reasonable notice (min. 24 hours) for inspections, repairs, or to ensure compliance with this Agreement, consistent with R.I. Gen. Laws §34-18-26.

F. Termination of Tenancy by Landlord:

The Landlord may terminate tenancy for the following reasons:

- Failure to perform caretaker duties.
- When monetary contribution is not paid on time, the Landlord will proceed with eviction.
- Eviction for unreasonable disturbances and dangerous acts.
- Breach of any material term of this Agreement.

G. Discerimination

The Landlord shall not discriminate against the Tenant in any manner, on the grounds of age, race, color, creed, religion, sexual orientation, handicap or national origin.

H. Caretaking & Stewardship Obligations:

Tenant agrees to perform the following duties in support of the preservation mission of the Pokanoket Tribe:

- Routine maintenance of trials, boundaries, and landscape in accordance with tribal stewardship practices.
- Monitoring and reporting of unauthorized activity, trespass, or ecological disturbance.
- Maintenance of building an infrastructure consistent with preservation and conservation goals.
- Participation in seasonal clean-up, erosion control, and protection of cultural or archaeological features.

I. Use of Premises:

The Tenant agrees that the apartment will be used only as a residence & for the performance of land stewardship responsibilities as defined herein. The Tenant and Tenant's guest shall not cause any unreasonable disturbance acts, or interference with the peaceful use of the property by other Tenants or the Landlord or Landlords representatives. The Tenant agrees not to damage the apartment, the building, the grounds or the common areas or to interfere with the rights of other tenants in the residence to live in peace and quiet. Damage (other than normal wear and tear) caused by the Tenant, or the Tenant's family, invitees or guests shall be repaired by the Tenant at their expense. No alteration, additions, or improvement/s to the residence shall be made by the Tenant without prior written consent by the Landlord.

J. Pets:

The tenant may maintain one pet in the residence. Only the following may live in the residence: "Bugsy" the dog per approval from the Landlord.

Tenant must keep the grounds and streets free of all animal waste. Pet must be well behaved and under Tenant's control at all times and not pose a threat or apparent threat to the safety of others on the property. Pet must be up to date on vaccinations. Tenant is responsible for any and all damages including stains and odors to the property.

K. Building Rules:

The Tenant agrees to obey all building rules describing Tenant conduct and responsibilities, see Addendum A. The Landlord may make reasonable additions or changes to these rules, upon adequate notice to the Tenant.

L. Legal Compliance:

This Agreement is governed by the Rhode Island Residential Landlord and Tenant Act, R.I. Gen. Laws §34-18-1 et seg. and the Fair Housing Act, and all other applicable federal, state and municipal anti-discrimination laws.

M. Severability:

In the event any section of this agreement shall be held to be invalid, all remaining provisions shall remain in full force and effect.

N. Abandoned Property:

The Landlord shall dispose of all abandoned property in compliance with the provisions of the Rhode Island abandoned property laws.

O. Authority to Execute Lease:

The Landlord attests and agrees that he/she is the owner of the premises, free and clear of any encumbrances, which would affect the use and enjoyment of the premises by the Landlord or Tenant and that he/she has full authority to execute this Lease. The Landlord further attests that the premises are properly zoned for such use, and for the uses intended by the Tenant, and he/she complies and will comply with all applicable statutes, laws and ordinances, including, but not limited to building ordinances, fire ordinances and all minimum housing laws, and that he/she procured all licenses and permits necessary, if any, for leasing this apartment.

P. Notices:

All notices under this Agreement must be in writing and delivered to:

If to:

Pokanoket Management Group

43 Fales Avenue, Barrington, RI 02806 or
Contact @Pokanoket.org

If to:

Jade Gotauco

330 Tower Street Unit 1C Bristol, RI 02809 or

Q. Entire Agreement:

This Agreement represents the entire understanding between the Parties. It may only be modified in writing signed by both Parties.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first written below.

[SIGNATURE PAGE TO FOLLOW]

LANDLORD: The Pokanoket Management Group

By: William O. Guy - President
(Name and Title)

Signature: William O. Guy Date: 7/1/25

TENANT:

By: JADE GOTAULCO
(Print Name)

Signature: Jade Gotaulco Date: 7/1/2025

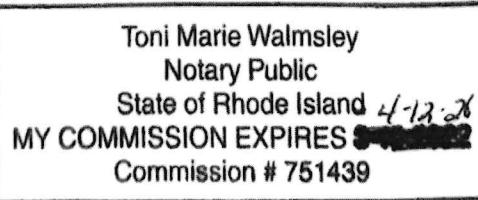
State of Rhode Island
County of BRISTOL

Before me, on this day personally appeared, _____, proved to me on the oath of or through description of identity card to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this day of 1 July 2025.

Notary Public My commission expires: 4-12-26

[SEAL]



Addendum A
Pokanoket Management Group - House Rules

1. Parking in assigned area only. Driveway can be used for loading and unloading only.
2. There is no smoking allowed in any unit.
3. No outside fires of fire pits.
4. Common and egress areas to be always kept clear.
5. No guests can stay longer than 2 weeks without permission from the Landlord.
6. No subletting.
7. No changing locks.
8. Laundry must be removed from machines upon the end of cycle. Machines are for clothes only. No comforters, blankets or rugs.

If you have any questions, please feel free to reach out to the property manager Toni-Marie Walmsley (401-932-9667).

I, JADE GOTAVCO Steven Teixeira, the Tenant at
330 Tower Street Unit 1C understand and agree with these rules.