

7. It is further agreed by and between the parties hereto that the Tenant shall keep and hold harmless the Landlords from any and all damages, liability for anything and everything whatsoever arising from or out of the occupancy by or under the Tenant or Tenant's agents or servants, and from any loss or damage arising from any fault of negligence by the Tenant, or failure on the Tenant's part to comply with any of the covenants, terms and conditions herein contained or otherwise.

8. The Landlords covenant and agree that if the Tenant shall pay the rent herein provided, and shall keep, observe and perform all of the other covenants and agreements of this lease, by the said Tenant to be kept, observed and performed, the Tenant shall and may peaceably and quietly have, hold and enjoy the said premises for the term aforesaid.

9. It is further understood and agreed by and between the parties hereto that during the term of this lease the Landlords will not dispose of said property without first giving to the Tenant the opportunity of purchasing same upon the same terms and conditions as any proposed sale. In the event of a proposed sale, the Landlords shall notify the Tenant of the terms and conditions of said sale and he shall have three (3) days from the date he is notified to decide whether or not he wishes to buy said property upon the same terms and conditions. It is further understood and agreed by and between the parties hereto that during the term of this agreement, the Landlords will not lease said property to take effect at the expiration of this lease without first offering said property to the said Tenant for lease upon the same terms and conditions as the proposed new lease.

12. It is understood and agreed by and between the parties hereto that the Tenant shall erect upon said property a metal building approximately twenty-five (25') wide and seventy-five (75') long. The Landlords shall contribute a sum of Three Thousand (\$3,000.00) Dollars to the cost of said building, said payment to be made when said building is finished and the Tenant has