

unpaid for the use of the demised premises.

6. It is mutually agreed and understood that the failure of the Lessor or the Lessee to take advantage of any default on the part of the other shall not be construed as a waiver thereof, nor shall any custom or practice which may grow up between the parties in the course of the administration of this instrument be considered to waive or lessen the rights of the parties hereto to enforce the provisions hereof.

7. The Lessee agrees that it will save harmless and indemnify the Lessor from and against all loss, liability or expense which may occur by reason of any accident or damage to any person or persons or property upon the said premises, or by reason of anything maintained or done upon the said premises, and further agrees to maintain a policy of liability insurance indemnifying the Lessee and Lessor in a satisfactory amount.

8. The Lessor agrees that the Lessee, upon the payment of the rents reserved herein, and upon the performance of the covenants and agreements herein provided, shall peaceably and quietly hold and enjoy the demised premises for the term hereof.

9. Any improvements made by Lessee shall remain the property of Lessee with Lessee having the right to remove same upon placing the premises in substantially the same condition as it was prior to occupancy.

10. Lessee shall have the right to make such improvements as it deems desirable without approval of Lessor. It is understood that said premises shall be used in connection with the sale of mobile homes.

11. Lessee shall have the option to terminate this agreement by giving ninety (90) days prior written notice to Lessor of its intention to do so.

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