

persons or parties may have in and to the said cemetery and a right of way and easement into the same. It is further understood and agreed that the Lessor reserves unto himself, his heirs and assigns, the right to go upon the entire premises herein leased for the purpose of fishing, picnicking, or general recreational purposes. It is further understood and agreed that the Lessor may enter into a management agreement with C. Jerome Senn and Dr. Daniel Bryan Verdin by a separate written agreement, which agreement will cover all or substantially all of the 519 acres and Lessee agrees that the afore mentioned C. Jerome Senn and Dr. Daniel Bryan Verdin shall have the right to use all the remaining 519 acres not actually being used by the Lessee for the purpose of land fill and disposal of waste as herein provided subject to the right of access to each such plot upon which the Lessee may currently be using.

5. BUILDINGS: Lessor understands and agrees that the Lessee may utilize existing buildings or structures on the premises for such purposes as may be directly related to or connected with the use of the entire premises as herein provided by the Lessee with the understanding that the Lessee will, at its own expense, make all necessary repairs to any such buildings and will provide fire insurance on each such building actually being used with the Lessee being made the loss payee under any such fire and extended coverage insurance policies and further agrees to maintain and keep in repair all such buildings or other improvements.

6. ACCEPTANCE OF DEMISED PREMISES: The Lessee having had opportunity to inspect the demised premises and having found the same in a satisfactory condition for its purposes hereunder, does hereby accept said premises in its present conditions. No representations, promises, or assurances, except as herein provided have been made on the part of the Lessor prior to or at the execution of this lease with respect to the order, repair or condition

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