

That the Lessee, its successors and assigns, for and in consideration of the premises, does covenant and agree to pay to the said Lessor, his heirs, executors, administrators, successors and assigns, the above stipulated rent in the manner herein required.

IT IS FURTHER AGREED between the parties that:

(1) The Lessee shall have the right to place a building upon the leased premises herein of a type and design that will suit the Lessee's needs.

(2) The Lessee agrees that the maintenance and repair of the aforesaid building is to be the Lessee's responsibility, and the Lessee further agrees to be responsible for the cleanliness of the property herein leased.

(3) The Lessor shall pay all county property taxes assessed against the demised property. The Lessee agrees to pay all county property taxes assessed against the building placed on said demised property.

(4) The Lessee shall maintain the premises and keep same in good condition.

(5) The Lessor agrees to give the Lessee a right of way over that portion of his land immediately in front of or northwest of the property herein leased. Said right of way is shown on the attached plat, and is designated as a 210' driveway being along the northern most boundary, and made a part of this lease. It is agreed by and between the parties hereto that said right of way may be used for the following purposes:

(a) For ingress and egress to the demised property.

(b) For the right to place a water line to serve the demised property.

(c) For the right to place a sewer line to serve the demised property.

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