

The Lessee agrees to pay the sum of FOUR HUNDRED FIFTY & NO/100 (\$450.00) DOLLARS per year rental, with rent to be paid every six months, in advance, in the sum of TWO HUNDRED TWENTY-FIVE & NO/100 (\$225.00) DOLLARS.

IT IS UNDERSTOOD AND AGREED that the Lessor is to run a water line to the property, and that the line shall be at least a two inch line.

IT IS FURTHER AGREED that the Lessee is to improve the property for a recreational area, including the establishment of necessary roads, a Club House, if desired, sanitation facilities, power and water lines, wood trails, and any reasonable improvement to carry out the intent and purposes for which this lease is made without restrictions, except that Lessee is to maintain a high state of general sanitation.

IT IS UNDERSTOOD AND AGREED that the Lessee shall pay for all cost of lights, water, utilities, and shall be responsible for all maintenance and upkeep on the property. Upkeep shall be in keeping with the purpose and use for which this lease is made.

IT IS FURTHER UNDERSTOOD AND AGREED that any improvements of a permanent nature that shall be made to the premises are to be left in the event the Lessee terminates this lease in any manner, and that the Lessor shall not be liable for the purchase or payment for any improvements.

The Lessee covenants and agrees that he will save harmless and indemnify the Lessor from and against all loss, liability or expense that may be incurred by reason of accident, neglect, or misadventure to persons or property arising from or in any way growing out of the use, misuse, or abuse of the premises hereby leased.

The Lessee covenants that no use which is unlawful shall be permitted on the premises.

IT IS FURTHER UNDERSTOOD AND AGREED that should any installment of rent be past due and unpaid for a period of thirty (30) days,