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(4) UTILITIES. Lessee will during the term of this lease pay and discharge prior to delinquency all charges for water, gas, electricity, telephone, sewer and lights used in, or upon the leased premises, and Lessee agrees that if any such charge shall not have been paid within the time allowed for payment thereof, Lessor may pay the same, together with any interest or penalty which may have accrued thereon, and the amount as paid by Lessor shall become due and payable by Lessee as additional rent with the next installment of rent which shall become due after such payment by Lessor.

The Lessee further agrees to provide the Lessor with a certificate of liability coverage, in a sum sufficient to protect the Lessor from any claim for damages against Lessor on the subject property which might occur from the Lessee's occupancy of the said premises.

(5) BREACH. It is mutually agreed that in the event Lessee shall default in the payment of rent when due, Lessor or his agent shall forward notice in writing of such default to Lessee and failure of the Lessee to cure such default within fifteen (15) days after receipt of such notice shall at the option of the Lessor work as a forfeiture of this lease. It is further understood and agreed that in the event any default on the part of the Lessee either in payment of rent or otherwise remains uncured for a period of fifteen (15) days after receipt by the Lessee of notice of such default, or in the event the Lessee shall be adjudicated bankrupt, either voluntarily or involuntarily, or makes an assignment for the benefit of its creditors or in the event a receiver is appointed for the Lessee's property or business or in either of said events, the Lessor shall have the right to terminate the Lease and may treat the Lessee as a tenant holding over and shall be entitled to the immediate possession of the premises herein leased.

(6) Said property shall be used by the Lessee as a place for storage and sale of mobile homes and any or all other things incidental and ancillary thereto. The Lessor warrants that the existing

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