

9. Should the Lessee without the express or implied consent of the Lessor, continue to hold and occupy the said premises after the expiration of the term of this Lease Agreement, such holding over beyond the stated term and the acceptance of collection of rent by the Lessor, shall operate and be construed as creating a tenancy from month to month and not for any other term whatsoever; but the same may be terminated by the Lessor by giving to the Lessee thirty (30) days written notice thereof by regular mail, and at any time thereafter, the Lessor may re-enter and take possession of the property and to again have and enjoy the same ^{to} the exclusion of the Lessee.

10. The leased premises are to be enjoyed and used exclusively as a business and for no other object or purpose without the written consent of the Lessor.

11. The Lessee agrees to observe and comply with all rules, regulations and laws now in effect or which may be enacted during the continuance of this Lease Agreement by any municipal, county, state or federal authorities having jurisdiction over the premises, and to indemnify the Lessor for any damage caused by the violation thereof. The Lessee further agrees to refrain from any act, and to make all reasonable and diligent efforts to prevent others on the premises from any act, the commission or omission of which creates a nuisance.

12. The failure of the Lessor to insist upon or enforce the strict performance of the terms, covenants and conditions or agreements contained herein, or any of them, shall not constitute or be construed as a waiver or relinquishment of the Lessor's right thereafter to enforce any such terms, covenants, conditions or agreements, but the same shall continue in full force and effect.

13. This Lease Agreement contains and includes all agreements made by the parties hereto and may not be modified orally or in any other manner than by agreement in writing signed by all parties hereto.

14. All of the provisions contained herein shall bind and inure to the benefit of the parties hereto, their heirs, executors, administrators, successors and assigns.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals the day and year first above written.

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