

ARTICLE V.MAINTENANCE OF LEASED PREMISESSection 5.01. Maintenance by Tenant.

Tenant shall be solely responsible for all maintenance of the leased premises, and for all crop insurance, if he elects to purchase such crop insurance.

ARTICLE VI.ASSIGNMENT: SUBLETTINGSection 6.01. Assignment-Subletting.

Tenant may not assign this Lease or sublet the whole or any portion of the demised premises without the written consent of the Landlord, such consent to be granted or withheld in the sole discretion of the Landlord.

ARTICLE VII.

HOLDING OVER  
DELIVERY AT TERMINATION  
DEFAULT BY TENANT

Section 7.01. Holding Over.

It is mutually agreed that if Tenant shall hold over and continue in possession of the leased premises after the expiration of the term of this Lease without any written agreement as to such possession, and Landlord shall acquiesce therein by the acceptance of an additional monthly installment or installments of rental, then Tenant shall be regarded as a Tenant from month to month at a monthly rental, payable in advance, equivalent to the last monthly installment hereunder, and subject to all other terms and provisions of this Lease. Such tenancy may be terminated by either party upon the giving of thirty (30) days notice in writing to the other party.

Section 7.02. Delivery of Possession at Termination.

At the expiration of the term of this Lease, Tenant shall deliver unto the Landlord the possession of the leased premises, cleared of all persons, goods and things not properly belonging to the same, and in as good order and condition as the same were when received, destruction or damage by fire, storm, act of God, or other casualty, and ordinary wear and tear excepted.

Section 7.03. Default by Tenant.

Any one or more of the following enumerated events is to be deemed and hereafter referred to as a "default", to-wit:

(a) If the rental or any other charge payable hereunder shall be unpaid on the date payment is required by the terms hereof and shall remain so for a period of fifteen (15) days after Landlord gives Tenant notice of such default, or

(b) If Tenant fails to perform any of the other terms, conditions or covenants of this Lease to be observed and performed by Tenant for more than thirty (30) days after Landlord gives Tenant notice of such default (it being agreed that if such default cannot be cured within said thirty (30) day period and Tenant commences the rectification thereof within such thirty (30) day period