

6. INSURANCE. Lessee agrees to provide appropriate insurance coverage and to save harmless Lessor from all claims, damages, liens, or lawsuits of third parties which may arise from Lessee's negligence and use of the leased premises and improvements.

7. UNLAWFUL USE. Lessee covenants that no noxious or unlawful use shall be made of the leased premises.

8. DEFAULT. In the event that Lessee shall fail to pay to Lessor any installment of rent within thirty (30) days after an installment becomes due, then Lessor shall have the right to terminate this Lease and take possession of the premises without prejudice to any of their legal rights against Lessee under this Lease. Failure of Lessor to exercise this option in one case of default shall not constitute a waiver of the right to exercise it at a later date.

9. RIGHT OF ENTRY. Lessor grants to Lessee the privilege to enter upon the leased premises prior to and at such time as Lessee deems necessary before March 1, 1982, so that Lessee may make the leased premises ready for the establishment of a mobile home sales location on the same.

10. REMOVAL OF IMPROVEMENTS. Lessee shall have the right, but not the duty, to remove any and all improvements which it has placed upon the leased premises even if the improvements are attached to and would be considered a part of the leased premises. Lessee agrees to indemnify and hold harmless Lessor from any damages to the leased premises caused by the removal of improvements as provided herein.

IN TESTIMONY WHEREOF, Lessor has hereunto set its hand and seal, and Lessee has caused this instrument to be executed in duplicate originals in its corporate name by authority of its Board of Directors duly given.

Patricia J. Stewart
WITNESS

Billie K. Gaudin
WITNESS

(Seal)

ATTEST:

Larry M. Dinkins
Larry M. Dinkins, Asst. Secretary

John K. Earle (SEAL)
John K. Earle

Evelyn L. Earle (SEAL)
Evelyn L. Earle

William H. Earle (SEAL)
William H. Earle

Patricia O. Earle (SEAL)
Patricia O. Earle

David F. Earle (SEAL)
David F. Earle

Martha C. Earle (SEAL)
Martha C. Earle

CONNER HOMES CORPORATION.

BY: M. Douglas Goines
M. Douglas Goines, Vice President

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