

15. If the Lessor is required to seek the services of an attorney due to the failure of the Lessee to comply with the terms of this Lease, the Lessor shall be entitled to recover all costs incurred including a reasonable attorney's fee.

16. The Lessees have paid unto the Lessor on the execution of this Lease the sum of \$500.00 in payment of two (2) months rental. If at the termination of this Lease, any damages have been done to the premises other than ordinary wear and tear as hereinafter provided, the Lessor shall be entitled to keep said security deposit to the extent necessary to repair said damages at a reasonable price.

17. It is mutually covenanted and agreed that if the premises or any part thereof shall at any time during the said term be destroyed or rendered uninhabitable for fire or storm without fault or negligence on the part of the Lessees or their agents or guests, then the payment of the rent hereby reserved or a proportionate part thereof, according to the extent of the damage incurred, shall be suspended until the premises shall have been reinstated and rendered fit for habitation.

18. It is mutually covenanted and agreed that the benefits, covenants and obligations contained herein shall inure and become binding upon the respective parties hereto, their heirs, assigns, successors, executors and administrators, forever.

19. In the event the Lessees elect not to exercise the option to purchase above set forth, the Lessor shall have the right during the last thirty (30) days of this Lease to show the premises to prospective tenants or purchasers at all reasonable times.

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