

Lease

Page Three

TENTH: The day-to-day maintenance and clean-up of the buildings occupied by the Lessee, the area within the paved road surrounding the lakes and the forementioned paved road, is the total responsibility of the Lessee. That the Lessee shall pay for the garbage pick-up. The one exception to this paragraph is that the Lessor shall provide for the cutting of all grass at reasonable intervals on the property occupied by the Lessee.

ELEVENTH: That all improvements, additions, or fixtures which may be made by the Lessee shall remain upon the premises as a part thereof, and be surrendered with the premises at the termination of this Lease, unless separate written agreement has been made by the Lessor and Lessee in advance of any improvements.

TWELFTH: Arrangements for and payment of utilities, i.e., electricity, water and telephone shall be the responsibility of the Lessee. The well on the property may be used by the Lessee as the source of water provided needed maintenance and repair is performed at the expense of the Lessee. That winterization of the water system shall be the responsibility of the Lessee, and in the event of any damage due to the negligence on the part of the Lessee, the Lessee shall be responsible for the costs of repair and the responsibility thereof. Lessee is not responsible for either dam.

THIRTEENTH: This Lease shall be binding on the Lessor and Lessee, their heirs and assigns, administrators, legal representatives, executors and successors as the case may be.

FOURTEENTH: It is understood and agreed between the Lessor and Lessee that time is of essence of this contract and this applies to all terms and conditions contained herein.

IN WITNESS WHEREOF, the parties hereto have hereunto executed this instrument for the purpose herein expressed, this the 17th day of January, 1983.

Mary H. Wood  
Mary H. Wood, Lessor (Seal)

Virgil Cannon  
Virgil Cannon, Lessee (Seal)

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