

TREES ON
PROPERTY

21. It will be permissible for the Tenant, at Tenant's discretion, to cut and remove any trees which will improve the view from the property so as to make it more open and enhance its attractiveness. This does not include, however, trees in the yard by the house, but on the fringes thereof and beyond.

NO ESTATE
IN LAND

22. The contract shall create the relationship of Landlord and Tenant between the parties hereto; no estate shall pass out of Landlord until the option is exercised. Tenant has only a usufruct, not subject to levy and sale, and not assignable by Tenant except by Landlord's consent, except as hereinabove provided in "Item 15".

HOLDING
OVER

23. If Tenant remains in possession of premises after expiration of the term hereof, with Landlord's acquiescence and without any express agreement of parties, Tenant shall be a Tenant at will at rental rate in effect at end of lease; and there shall be no renewal of this lease by operation of law.

ATTORNEY'S
FEES AND
HOMESTEAD

24. If any rent owing under this lease is collected by or through an attorney at law, Tenant agrees to pay ten percent (10%) thereof as attorney's fees. Tenant waives all homestead rights and exemptions which it may have under any law as against any obligation owing under this lease. Tenant hereby assigns to Landlord its homestead and exemption.

RIGHTS
CUMULATIVE

25. All rights, powers and privileges conferred hereunder upon parties hereto shall be cumulative but not restrictive to those given by law.

W
OK
[Handwritten signature]