

RENTAL: In consideration of the demise and leasing of the premises aforesaid by said Landlord, the Tenant covenants, stipulates and agrees to pay as rental to the Landlord for said premises the sum of Two Hundred Sixty-Six and 67/100 (\$266.67) Dollars per month payable in advance on the 1st day of each month during the continuance of the term of this lease.

USE OF PREMISES AND SUBLETTING: It is understood and agreed that this property shall be used in connection with the selling, trading or renting of mobile homes and allied products and equipment. It is further understood that no mobile home may be used as a residence on the premises and that no mobile home, park or court, will be established on the premises. It is further understood and agreed that the Tenant may not assign this lease, or sublet the whole or any part of the demised premises, without first notifying the Landlord.

CONTINUED POSSESSION OF TENANT: That if the Tenant continues to occupy the premises after the last day of any renewal or extension of the terms hereof, or after the last day of the term hereof, if this lease is not renewed or extended, and Landlord agrees to accept rent thereafter, a monthly tenancy terminable by either party on not less than one (1) month's notice shall be created which shall be upon the same terms and conditions, including rental, as those herein specified.

IMPROVEMENTS AND REPAIRS: It is agreed that Landlord shall not be responsible for any repairs whatsoever, but that the Tenant shall be responsible for all repairs and any improvements which he might erect on the demised premises.

INSURANCE AND TAXES: The Landlord shall pay all real estate taxes covering the lot and any permanent improvements thereon and the hazard insurance on the building. Any other taxes or assessments, if any, shall be paid for by the Tenant.

SIGNS: Tenant shall have the right to erect any signs in connection with Tenant's business which are in keeping with other signs erected in the immediate area.

DEFAULT CLAUSE: If the rent above referred to, or any part thereof, shall be past due, or unpaid on the date of payment for a period of thirty (30) days after written notice of default shall have been sent to the Tenant, it shall be lawful for the