

permission of the Lessor, which permission shall not be unreasonably withheld.

The Lessees covenant and agree that they will save harmless and indemnify the Lessor from and against all loss, liability or expense that may be incurred by reason of accident, neglect or misadventure to persons or property arising from or in any way growing out of the use, misuse or abuse of the premises hereby leased.

The Lessees covenant that no use which is unlawful shall be permitted on said premises and that the same shall be used for purposes of a trailer park or other lawful enterprises which do not constitute a nuisance.

IT IS FURTHER UNDERSTOOD AND AGREED that should any installment of rent be past due and unpaid for a period of ten (10) days, or should the Lessees fail to perform any of the other terms of this Lease, then and in that event, the Lessor may, at his option, after giving fifteen (15) days written notice, ^{by registered mail,} either: *[Signature]*

(1) Declare the full rental price for the entire term due and payable and re-rent the same, deducting the rent collected from said venture from the amount due and owing by these Lessees;

(2) To terminate said lease, enter and take possession free of any claims or rights of the Lessees, their heirs and assigns, yet retaining the right to recover any unpaid amounts due at said time by the Lessees unto the Lessor.

The failure of the Lessees or the Lessor to take advantage of any default of the terms herein shall not be considered a waiver thereof.

This Lease merges all agreements between the parties and shall not be modified except by a written instrument signed by the parties hereto.

IT IS UNDERSTOOD AND AGREED that the improvements erected on the premises, affixed to the realty, shall remain at the end of the term.

The Lessees shall have the option to renew this Lease upon the same terms and conditions except as to the amount of the rental which shall be negotiated and agreed upon between the parties prior to any renewal/ which shall not exceed \$150.00 per month. The Lessees may have two (2) five (5) year renewal *[Signature]*

(CONTINUED ON NEXT PAGE)