

during the continuance of the term of this lease.

ADDITION TO BUILDING.

It is understood and agreed that the Landlord will build within a reasonable time an addition to the present building as agreed upon by the Landlord and the Tenant. During the period of the construction of this building, the lease on the premises entered into on the 15th day of October, 1957, will continue in full force and effect, and this lease will take effect as stated above on the 15th day of the month following the completion of the said addition to the building.

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.

*DCB J.D.S.*

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 Landlords agree 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: That the Landlord shall pay all real estate taxes covering the lot and any permanent improvements thereon. That any other taxes or assessments, if any, shall be paid for by the Tenant.

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

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