

upon payment of rent of One (\$1.00) Dollar per month provided, however, Dunagin will vacate the premises upon thirty days written notice by Tankersley, its successors or assigns, advising Dunagin to vacate the property.

3. Dunagin agrees not to assign, underlet or part with the possession of the whole or any part of the property including the improvements thereon without first obtaining the written consent of Tankersley.

4. Dunagin covenants and agrees to keep the dwelling house and the immediate surrounding area in such repair as the same are at the commencement of this Agreement or may be put in by Tankersley during the continuance thereof, reasonable use and wear only excepted.

5. Dunagin covenants and agrees not to permit to be any alterations or additions to dwelling house or the immediate surrounding area without the previous consent in writing of Tankersley.

6. Dunagin covenants and agrees to permit Tankersley and/or its agents at all reasonable times to enter upon the premises and examine the condition thereof