

2. The rental payment to be paid by the Tenant to the Landlord shall be the sum of Four Hundred and no/100 (\$400.00) Dollars per year to each individual (a total of One Thousand Six Hundred and no/100 (\$1,600.00) Dollars) payable on or before the 1st day of April, beginning on the 1st day of April, 1984, and continuing for a consecutive period of eight (8) years thereafter. Initial rental payment will be made only after acceptance of this contract by all parties.

3. The Tenant agrees to make no unlawful or offensive use of the premises leased, and agrees to faithfully pay all rentals when the same shall come due.

4. It is understood and agreed that the Tenant is renting the farm land for the purposes of growing crops, shrubs, trees and other horticultural purposes. It is further agreed that the Tenant is able to clear debris, brush, and if necessary, to cut trees on the property to fulfill horticultural purposes for which the property is rented.

5. The Landlord does hereby also grant to the Tenant the right to make roads on the property, if necessary, to set out, prune, take care of, or harvest any of the crops growing on the property.

6. It is further agreed by and between the parties that in the event the Tenant becomes ill or disabled or otherwise unable to fulfill the rights and duties under the lease agreement, the Tenant may, with the written consent of the Landlord, assign or sublet the lease to another person.

7. The Tenant shall at the expiration or termination of