

(5) The leased property shall be used as a training area by duly qualified members of Lessee under the direct supervision of Lessee, and Lessee shall at all times have full and complete control of all running rights, including the determination of who may be eligible to run, and to enforce all regulations in respect thereto;

(6) Lessee shall at all times be responsible for the conduct of all members and visitors using the leased premises, and shall at all times control drinking and peace and good order in general;

(7) Lessee shall pass reasonable rules and regulations and shall have the right to curtail or to stop running when the cover is not sufficient for the proper protection of game;

(8) If at any time during the term of this lease Lessee fails to comply with the standards set by the American Kennel Club and thus endanger the loss of any rights issued by said Club, such condition or conditions shall be corrected within thirty (30) days after written notice by Lessor to Lessee, and should such condition or conditions not be so corrected within said time, this lease shall immediately terminate at the option of Lessor;

(9) Lessee shall have the right to terminate this lease at any time and move its headquarters to other premises. However, should Lessee so terminate said lease, all improvements placed on said property by Lessee shall thereupon be and become the property of Lessor;

(10) Lessor reserves the right to sell said premises at any time during the term of this lease and said lease shall thereupon terminate. In such event, Lessor and Lessee shall each select a disinterested person, which two (2) persons shall select a third disinterested person and these three (3) persons shall appraise the improvements placed on said premises by Lessee, including fence and buildings, and the appraised value thereof at such time shall be paid by Lessor to Lessee. Such appraisal shall take