

constructing a dam and grading the lake. The back waters thereof may encroach on the said remaining property of the Lessor and the Lessee is granted the right to use the entire area of said lake, but not so as to block or obstruct the easement hereinbelow referred to.

RESTRICTIONS

It is agreed that the premises will be subject to the following restrictions:

1. The property shall not be used in such a manner as to constitute a nuisance.
2. The property shall not be used for a junkyard.
3. No alcoholic beverages shall be sold on the premises.
4. The lake herein provided for shall not be used as a public fishing lake.

EASEMENT

The Lessor reserves a right-of-way easement for ingress and egress along the entire length of the northern side of said tract for a strip fifty feet wide. Said strip is shown on the abovementioned plat and it is agreed that the Lessee will not alter the property in such a manner as will affect said strip of property for the purposes of ingress and egress.

DEFAULT

Should the Lessee fail to pay the monthly installments of rental or perform any other conditions of this lease for a period of ten days, then the Lessor may declare this lease and option terminated and expel the Lessee therefrom without prejudice from other remedies. Time is of the essence in this agreement.

IMPROVEMENTS

Any improvements, repairs, betterments or additions placed on the premises by the Lessee shall be paid by the Lessee and shall not be a charge against Lessor or the property. All persons shall take notice and a violation of same or failure to collect in advance

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