

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 obtaining the written consent of the Landlords.

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 Landlords 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 Landlords 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 signs erected in the immediate area.

DEFAULT CLAUSE: That if the rent above referred to, or any part thereof, shall be past due, or unpaid on the date of payment for a period of thirty (30) days after written notice of default shall have been sent to the Tenant, it shall be lawful for the Landlords by summary proceedings, or other appropriate legal action, to terminate this Lease and to enter into the demised premises, or any part thereof, and expel the Tenant, or any person, occupying the premises. Furthermore, at the end of the term or any renewal thereof, the Tenant hereby covenants and agrees to surrender and deliver up the premises peaceable to the Landlords.

RESTRICTIONS: That this property is leased subject to the following restrictions: No alcoholic beverages of any description, including