

IT IS UNDERSTOOD AND AGREED, that the Lessees shall pay all costs of lights, water, heat and utilities; that the Lessors shall pay the real estate taxes but the Lessees agree to pay any tax increase by reason of improvements.

~~OTHER TAKE~~ 201  
The Lessees shall not assign said lease without the written permission of the Lessors, which permission shall not be unreasonably withheld.

The Lessees covenant and agree that they will save harmless and indemnify the Lessors from and against all loss, liability or expense that may be incurred by reason of accident, neglect or misadventures to persons or property arising from or in any way growing out of the use, misuse or abuse of the premises hereby leased.

The Lessees covenant that no use which is unlawful shall be permitted on said premises and that the same shall be used for purposes of a trailer park or other lawful enterprises which do not constitute a nuisance.

IT IS FURTHER UNDERSTOOD AND AGREED that should any installment of rent be pastdue and unpaid for a period of ten (10) days, or should the Lessees fail to perform any of the other terms of this Lease, then and in that event, the Lessors may, at their option, after giving fifteen (15) days written notice, <sup>by registered mail</sup> either:

- (1) Declare the full rental price for the entire term due and payable and re-rent the same, deducting the rent collected from said venture from the amount due and owing by these Lessees;
- (2) To terminate said lease, enter and take possession free of any claims or rights of the Lessees, their heirs and assigns, yet retaining the right to recover any unpaid amounts due at said time by the Lessees unto the Lessors.

The failure of the Lessees of the Lessors to take advantage of any default of the terms herein shall not be considered a waiver thereof.

This Lease merges all agreements between the parties and shall not be modified except by a written instrument signed