

IN CONSIDERATION of the leasing of said premises, and the covenants and payments herein provided, it is hereby understood and agreed by and between the Lessor and the Lessee as follows:

1. RENT: The Lessee agrees to pay to the Lessor during the term hereof an annual rental of Four Hundred and Eighty (\$480.00) Dollars payable in equal monthly installments of Forty (\$40.00) Dollars each commencing on November 1, 1971, and all such payments shall be made to the Lessee at the address to be furnished the Lessor by the Lessee.

2. USE: The Lessee shall use the demised premises for whatever purposes needed.

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3. INDEMNITY: The Lessee agrees to indemnify and save the Lessor harmless at all times during the term hereof, or any extensions or renewals, from and against any and all loss, damage, costs, expense, claim or penalty of every kind and nature whatsoever on account of any claim for injury, either personal or property or otherwise (including death) or damage, either to persons or to property, or on account of any penalty for failure to comply with any laws, rules or regulations, which may be sustained by the Lessee or by any other person arising out of or claimed to arise out of the use and occupancy of the premises by the Lessee. Upon written request by the Lessor, at the Lessee's expense, the Lessee will appear for and defend the Lessor in any action to which the Lessor may be made a party arising out of any such claim for injury, damage or penalty.

4. REPAIRS: Lessee agrees to immediately replace the electric pump and the water system to the dwelling house located on said premises and to, thereafter, make all necessary repairs