

FENCING: The LESSOR agrees that the LESSEE may construct a chain link fence around the property to the rear of the building for the purpose of enclosing a storage area for U-haul type trucks, vans, trailers, etc., and recreational vehicles. The LESSEE will construct said fencing at the LESSEE'S expense and the fencing becomes improvements to the property and shall belong to the LESSOR and becomes a part of the premises upon termination or expiration of this lease and/or exercised options.

UTILITY BILLS: The LESSEE agrees to pay all charges for telephone, electricity, water, gas and other utilities used by LESSEE on the demised premises, and LESSOR agrees at all times to provide LESSEE with access to such utilities. At the commencement of the term, the sewer from the demised premises shall be serviced by a septic tank and in the event that any governmental authority or the LESSOR determines that such sewer should be connected to a municipal sewer line, if and when available, such cost shall be born by LESSOR.

SIGNS: The LESSEE may use the already existing sign posts for any signs he desires to use, but LESSEE may not erect any other signs closer to Haywood Road than the front building line upon which the front of the present building is constructed. LESSEE may place signs on the building if he so desires as long as they are of professional quality and in good taste. All signs must be in compliance with any governmental ordinance which applies to area and locale.

DEFAULT: It is further agreed that in the event LESSEE violates any of the terms or conditions of this lease or fail to pay rentals as designated, LESSOR shall have the right to issue any legal process, reenter the property or take any steps necessary for the protection of LESSOR'S interest and LESSEE shall have responsibility for all expenses, attorneys fees and other items incurred by LESSOR for LESSOR'S protection.

BANKRUPTCY: In the event LESSEE is placed into bankruptcy, creditors assignment or any other type of business operation failure procedures, voluntarily or involuntarily, LESSOR may cancel lease

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