

point of beginning; SUBJECT TO flowage easement granted to the United States of America;

TOGETHER WITH all water rights appurtenant to the above described real property as recorded on December 10, 1975, in Book J of Misc., pages 619 and 620 and recorded under Auditor's File No. 81497.

3. Term of Lease: The Lessees shall have possession of the afore-described premises on the 27th day of December, 1979, and shall have continued right of possession through the 27th day of December, 2078.

4. Rental: The Lessees shall pay to the Lessors IVAN K. FINK and ANABEL FINK, the Lessors who have a life estate in the demised premises, the amount of \$50.00 per month until the survivor of them shall become deceased, at which time the Lessees shall then pay the monthly rental amounts to GAIL N. MacKAY or her lawful heirs and/or assigns during the balance of the term of the lease.

5. Assignment or Subletting: The Lessees shall not assign nor sublet the demised premises or any portion thereof without first obtaining the written consent of the Lessors.

6. Rent Adjustment: The rental amounts due under this lease shall be reviewed every ten (10) years and shall be adjusted to reflect the then prevailing economic costs and living conditions as shall be agreeable between the parties hereto, their heirs and/or assigns.

7. Taxes: Lessors shall be responsible for the payment of the property taxes and Lessees shall be responsible for the payment of all personal property taxes relating to the mobile home. In the event the mobile home should be taxed as real property then Lessees shall pay their proportionate share of the property taxes as reflected by the value placed upon the mobile home.