

tax levied upon the property leased hereunder during the term of this Lease; and to maintain state industrial, accident, and liability insurance to adequately cover any loss that may be sustained by the Lessor hereunder.

Lessee promises and agrees to save the Lessor harmless from any loss as a result of actions at law or suits in equity arising out of Lessee's use and operation of the property leased hereunder.

Lessee further agrees to do all annual assessment work during the term of this Lease. R.E.F. [Signature]

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
Lessee agrees to continually work in the betterment and development of the property.

It is further understood and agreed that in the event that Lessee be by act of God, fire, flood, water, strike, lock-out, or any other cause beyond his control prevented from fulfilling any conditions or terms of this Lease, such failure shall not be considered a breach of the terms hereof, but the Lessee agrees, in any such case to use all reasonable diligence to remove such preventing cause.

Lessee covenants and agrees that at the end of the term herein granted or any sooner termination of said Lease to surrender, yield, and deliver to the Lessor, his heirs, executors, administrators or assigns quiet and peaceable possession of the premises in good