

IV. It is understood and agreed that the slips and the docks to which the slips are attached are to be used only for boaters and boating. Swimming, fishing, fish cleaning, sun bathing, skiing, or any other form of play, is expressly prohibited on or from the docks and slips. Children and/or pets are allowed on the docks and slips only when accompanied by an adult, and only for the purpose of going to and from boats.

V. Lessee covenants that it will keep the slip, and adjacent dock area, clean and free of debris at all times, and all boating equipment, fishing gear, water skis and equipment, boat mooring lines and other items shall not be stored or left on the docks or slip. Lessee further covenants that it shall not use the slip or the adjacent dock for purposes of putting boats into the water or removing boats from the water, and that boats will not be placed on the slip or docks.

VI. Lessor agrees to maintain and repair the dock and boat slip against damage caused by normal wear and tear. All damage caused by other than normal wear and tear shall be repaired by Lessee at Lessee's expense. If the slip has been damaged by causes other than normal wear and tear to the point where the Board of Directors determines that repairs are necessary, a notice, in writing, shall be sent to Lessee advising Lessee that repairs must be made. If the repairs are not completed within sixty (60) days from the date of the written notice, all of Lessee's rights under this lease shall be forfeited and revert to Lessor.

VII. Lessor shall not be considered a bailee, nor in any way