

## LEASE AGREEMENT

THIS LEASE AGREEMENT, hereinafter "LEASE" is made and entered into as of the \_\_\_\_ day of \_\_\_\_\_, 2016 by and between the State of Ohio, acting by and through the Director of the Ohio Department of Natural Resources, pursuant to Section 1501.01 of the Ohio Revised Code, hereafter referred to as the "LESSOR," and \_\_\_\_\_ whose address is \_\_\_\_\_, hereinafter referred to as the "LESSEE";

WITNESSETH:

WHEREAS, the properties to be leased are shown on the attached Exhibit A, which is made a part of this LEASE.

WHEREAS, LESSEE, its successors and assigns, desire to use the leased properties for vineyard and maintenance purposes.

WHEREAS, it is agreed and understood that if more than one LESSEE is named in this LEASE the obligations of said LESSEES herein contained shall be joint and several obligations, and further, that the term "LESSEE" shall include LESSEE'S heirs, executors, administrators, agents, employees, family, guests, contractors, or assigns, and the heirs, executors, administrators, agents, employees, family, guests, contractors, and assigns of either, as well as any other person taking or claiming to take any interest of LESSEE under or as a result of this LEASE.

NOW THEREFORE, the LESSOR, by virtue of the authority contained in Section 1501.01, Revised Code of Ohio, and for good and valuable consideration, hereby leases to the LESSEE, the afore described property for vineyard and maintenance purposes as defined by Division of Parks and Watercraft, subject however, to the following terms and conditions:

1. TERM AND RENEWAL. The term of this LEASE shall begin upon execution by the Director of the Department of Natural Resources (the "Director") and end at 11:59 PM December 31, 2026. The LEASE may be renewed at LESSOR'S discretion for a period not more than ten (10) years ending at 11:59 PM December 31, 2036.
2. CONSIDERATION. Within 30 days of the execution of this LEASE, LESSEE shall make an initial annual payment of \$\_\_\_\_\_. Thereafter, commencing on January 15, 2018, LESSEE shall make annual payments on or before January 15<sup>th</sup> of each year.
3. LEASED PROPERTIES. LESSOR leases to LESSEE, on the terms and conditions set forth below, the real property, fixtures, and improvements located on North Bass Island, Ottawa County, Ohio, as described below (the "Leased Properties"):
  - a. The real property located on North Bass Island, Ohio, totaling approximately 35.5 acres of cultivated vineyards as shown and attached hereto as Exhibit A (the Cultivated Vineyards");
  - b. The Burgundy House and existing and adjacent maintained area surrounding the Burgundy House located on County Auditor's Lot 27 adjacent to Peoples Road (the "Burgundy House");

- c. The Ellington House and existing and adjacent maintained area surrounding the Ellington House located on County Auditor's Lot 2 adjacent to Peoples Road (the "Ellington House") (the Ellington House and the Burgundy House shall collectively be known as the "Residential Structures");
  - d. The Metal Pole Barn and Cement Block Building on the Ellington House Property (collectively the "Equipment Barn");
  - e. The fixtures and improvements located in, on or appurtenant to any of items a through d of this Paragraph 3.
4. RIGHTS AND INTERESTS INCIDENTAL TO THE LEASED PROPERTIES. In addition to the lease of the Leased Properties, pursuant to this LEASE, LESSEE is granted the rights and interests as described below (the Incidental Rights and Interests"):
- a. The non-exclusive right of access over real property adjacent to the Cultivated Vineyards as may be necessary to use and maintain and the Cultivated Vineyards for the planting, growing and harvesting of grapes;
  - b. The exclusive use of two (2) boat slips adjacent to the steel ramp located in the Marina located on the south end of North Bass Island, Ohio (the "Marina Boat Slips");
  - c. The non-exclusive right to the Fueling Station located at the northwest corner of the intersection of Kenny and Meier's Roads (the "Fueling Station");
  - d. The non-exclusive right to access the Pier and metal storage building located on the south side of North Bass Island, Ohio for storage, Tenant's agricultural operations and boat dockage (the "Pier");
5. LEASED PROPERTIES "AS IS." It is agreed and understood that the LESSEE has inspected and knows the condition of the Leased Properties, Marina Boat Slips, Fueling Station and Pier and that the same is hereby leased without any representation or warranty by the LESSOR whatsoever, and without obligation on the part of the LESSOR to make any alterations, repairs or additions to the Leased Properties, Marina Boat Slips, Fueling Station or Pier.
6. MAINTENANCE AND REPAIR.
- a. Throughout the Term, LESSEE, at its expense, shall keep and maintain the Leased Properties in good working condition (including, but not limited to, all heating, air conditioning, plumbing, electrical equipment and apparatus, driveways, and parking areas) and shall make all repairs, replacements and renewals, whether structural or non-structural, foreseen or unforeseen, ordinary or extraordinary, which are necessary to maintain the Leased Properties in good repair and condition, solely at LESSEE's expense. LESSOR shall not be required to maintain, repair or rebuild all or any part of the Leased Properties. In addition, LESSEE shall keep the Leased Properties in a safe and sanitary condition as required by all applicable governmental laws, codes, and regulations.

- b. In the event that the Pier or metal storage building on the Pier requires repair or maintenance in excess of \$5,000, in any calendar year, and such repairs and/or maintenance is not payable by LESSEE's insurance, LESSEE shall be responsible for the first \$5,000 of such repairs and /or maintenance, the LESSOR shall be responsible for the remaining costs of such repair or maintenance on the Pier and metal storage building LESSEE shall obtain LESSOR's prior approval of any repair or maintenance that may cost in excess of \$5,000.
- c. LESSEE accepts the Leased Properties, Marina Boat Slips, Fueling Station and Pier and any fixtures and improvements located thereon in its present condition, "as is, where is, with all faults." LESSEE accepts and acknowledges that the LESSOR makes no representations or warranties, expressed or implied, concerning the condition of the Leased Properties, Marina Boat Slips, Fueling Station and Pier or any fixture or improvement located thereon. LESSEE agrees not to make or prosecute any claim against LESSOR for the condition of the Leased Properties, Marina Boat Slips, Fueling Station or Pier or fixtures and improvements that may be located thereon.
- d. LESSEE agrees to cultivate and maintain the Cultivated Vineyards in a condition suitable to grape growing and grape cultivation.
- e. LESSEE shall keep the Residential Structures, the Fueling Station, the Equipment Barn, and the Pier in a clean and sanitary condition and shall provide all interior maintenance of these portions of the Properties, including janitorial services and ordinary maintenance of all utility facilities, lines, connections, and services. Mowing, sweeping, and similar exterior maintenance shall be the responsibility of the LESSEE.
- f. LESSOR shall not be required to provide: (a) maintenance of the structure of the Marina in which the Marina Boat Slips are located, the adjacent drives, sidewalks and parking areas, (b) any extraordinary repairs and replacements of facility utilities.

Notwithstanding anything to the contrary in this Paragraph 6, LESSEE shall pay for any repairs and maintenance caused by the negligence or wrongful acts of LESSEE or its agents or employees, but excepting any damages waived by LESSOR under Paragraph 11.

- 7. USE. LESSEE shall use the Leased Properties for the following purposes: the cultivation of grapes and for related uses incident thereto including residential housing in the Residential Structures. No other uses shall be permitted on the Leased Properties without prior written approval by the LESSOR. In its use of the Leased Properties, LESSEE shall comply with all applicable laws; shall commit no waste; shall not unreasonably interfere with the operations of LESSOR or neighboring owners or tenants; shall make no alterations or improvements to the Leased Properties without LESSOR'S permission; and shall not permit any liens to attach to the Leased Properties or LESSOR'S interest in this LEASE.
- 8. NOTICES/CHANGE OF ADDRESS. It is agreed and understood that all notices, correspondence, and payments to be given pursuant to this LEASE shall be addressed as follows unless and until notice of change of address is given:
  - a) If to the LESSOR: Ohio Department of Natural Resources  
Attention: Parks & Watercraft Real Estate

2045 Morse Road Building C-3  
Columbus, Ohio 43229

b) If to the LESSEE:

If either party changes address, notice must be given immediately. Any notice required or authorized to be given shall be deemed to have been duly given if and when said notice has been properly deposited with the U.S. mail service for delivery, properly addressed and with adequate first class postage affixed.

9. TAXES AND ASSESSMENTS. LESSEE shall pay all taxes and assessments on the Leased Properties. LESSEE shall notify the County Auditor of any improvements made to the Leased Properties in accordance with Section 5713.17 of the Revised Code.
10. UTILITIES. LESSEE shall be responsible for obtaining and paying for all utility services for the Leased Properties including trash removal. If there is any sanitary sewer or water lines constructed during the term of this LEASE within any sanitary sewer or water district on the Leased Properties under federal, state, county or local supervision, the LESSEE shall pay a proportionate share of the cost of the location, construction and maintenance which is levied by the governmental authority having charge of the construction and maintenance of the sewer system.
11. INSURANCE COVERAGE. Until all obligations under this Agreement are satisfied, and without limiting Lessee's indemnification obligations under Section 12. Indemnity, Lessee shall provide and maintain the insurance policies set forth below. All insurance required by this Section shall be provided by insurers with a rating of not less than A- X from AM Best or a comparable rating agency. Lessee shall also cause each of its Subcontractors to comply with all requirements in this Section.
  - a. All-Risk (Special Peril) property insurance for the full replacement cost of all permanent equipment and structural components of the Leased Properties, fixtures, improvements, Marina boat slips, Fueling Station and Pier. The Lessor shall be named as Additional Insured and Loss Payee, as its Interests May Appear.
  - b. Commercial general liability insurance for bodily injury, personal injury, wrongful death, products and completed operations, property damage, and broad form contractual liability, including, but not limited to, the commercially insurable liability assumed under Section 12. Indemnity. The defense cost shall be outside of the policy limits. At a minimum the limits shall be a combined single limit of not less than \$1,000,000 each occurrence, or:
    - \$1,000,000 General Aggregate
    - \$2,000,000 Products/Completed Operations Aggregate
    - \$1,000,000 Per Occurrence Limit
    - \$100,000 Fire Legal Liability
    - \$10,000.00 Medical Payments
  - c. Pollution Legal Liability covering the disposal, transport, or handling of hazardous materials or chemicals with a combined single limit of \$1,000,000 per occurrence. The

policy shall include coverage for all actions, omissions, active or passive negligence, or Claims arising out of the operations of the Lessee, for bodily injury, loss or damage to property including third party Claims for loss of use, investigation costs, defense costs, clean up and environmental remediation costs.

- d. Workers' compensation insurance, as required by Ohio law and, if some work will be done outside Ohio, the laws of the appropriate states where work will be done. Lessee shall also maintain employer's liability insurance with a minimum limit of \$1,000,000.
- e. Commercial Automobile Liability Insurance with a combined single limit of \$500,000.

Except for Worker's Compensation, all policies required by this Section shall name Lessor as Additional Insured. The policies shall stipulate that the insurance shall be primary insurance and that any insurance or self-insurance carried by the Lessor shall not be contributory insurance.

The policies required above shall include coverage for fines, penalties and exemplary damages where insurable by law.

The policy or policies shall also be endorsed to include a blanket waiver of subrogation. The Lessee shall provide the Lessor with 30 days' prior written notice of cancellation or material change to any of the policies required above. Proof of insurance must be provided to LESSOR. The certificate(s) must be in a form that is reasonably satisfactory to LESSOR as to the contents of the policies and the quality of the insurance carriers.

- 12. **INDEMNITY.** LESSEE shall indemnify and hold LESSOR harmless against any and all claims, liabilities, damages and losses, including expenses incidental to the defense of same, resulting from injury or death of any person or damage to property occurring on or about the Leased Properties or in conjunction with LESSEE'S use and occupancy of the Leased Properties, unless caused by the negligent acts of the LESSOR. In addition, LESSEE shall indemnify and hold LESSOR harmless against any claims, liabilities, damages, losses or expenses resulting from the release or discharge of hazardous substances, hazardous wastes or petroleum products on or from the Leased Properties or other violations of applicable environmental laws occurring during the term of this LEASE caused by LESSEE.
- 13. **CONDEMNATION.** If the Leased Properties are taken in whole or in part by condemnation or voluntary conveyance in lieu of condemnation, this LEASE shall terminate at the option of either party. LESSEE waives all rights in any condemnation award with respect to the Properties or this LEASE, except for any separate award to which LESSEE may be entitled in regard to its leasehold interest, moving expenses or the like.
- 14. **RESERVATION OF MINERALS.** It is agreed and understood that the LESSOR hereby reserves all oil, gas, coal and any other minerals, on or under the Leased Properties; and further reserves the right of entry upon said Leased Properties for the purposes of prospecting, mining, developing, selling or leasing said oil, gas, coal and/or other minerals located thereon, and further, that the LESSOR reserves the right to permit the public to enter upon and cross over the Leased Properties, and to fish along the shoreline.

15. LESSOR'S SUPERVISION. It is agreed and understood that LESSEE'S use and occupation of the Leased Properties shall be subject to the general supervision and approval of the LESSOR, and subject to, but not limited to, such rules and regulations as to ingress, egress, safety, sanitation and security as may be prescribed by LESSOR from time to time.
16. ASSIGNMENT. It is agreed and understood that this LEASE SHALL NOT BE ASSIGNABLE without the prior written consent of the LESSOR, nor shall the LESSEE or LESSEE'S heirs, executors, administrators or assigns of the LESSEE, SUBLET the Leased Properties, Marina Boat Slips, Fueling Station , Pier or Incidental Rights and Interests or any part of the Leased Properties, Marina Boat Slips, Fueling Station , Pier or Incidental Rights and Interests, nor grant nor allow to accrue any interest, rights, privileges or license whatsoever, without the prior written consent of the LESSOR. If consent to assign is granted, then and in that event the LESSEE shall pay to the LESSOR an administrative fee of \$250.00 for each such partial or total assignment, or subletting, and the same shall in all ways be consistent with any terms or conditions of the prior written consent so granted. Nonpayment of the fees due shall at the sole option of LESSOR invalidate the assignment or subletting from the beginning.
17. STRUCTURES. It is agreed and understood that the LESSEE shall not cause or allow another to construct any permanent structure, temporary structures, or advertising signs, or make, cause or allow to be made any changes or alterations to the current condition of the Leased Properties, during the term of this LEASE, unless approved in writing by the LESSOR.
18. TENANT'S PROPERTY. All furnishings, equipment and other personal property placed or maintained on the Leased Properties shall be at LESSEE'S sole risk, and LESSOR shall not be liable for any loss or damage to such property from any cause whatsoever.
19. ENTRY AND INSPECTION. LESSEE shall permit LESSOR or LESSOR'S agents to enter the Leased Properties at reasonable times for the purposes of inspecting the condition of the Leased Properties, making necessary or convenient repairs, for showing the Leased Properties to prospective tenants, purchasers or mortgagees, and to determine whether the LESSEE is conducting its operations thereon in compliance with the terms and provisions of this LEASE
20. ANNUAL REVIEW. At least once each year, the LESSOR shall make an on-site review of all the Leased Properties to identify needed maintenance, repairs, and/or replacements. The LESSEE shall participate in the review. The needed maintenance, repairs, and replacements shall then be addressed as directed by the LESSOR and carried out by the LESSEE at the LESSEE's expense.
21. PROTECTION OF LEASED PROPERTIES. It is agreed and understood that the LESSEE shall at all times exercise due diligence in the protection of the Leased Properties against damage or destruction by fire and any other causes, including, to the extent possible and reasonable, acts of God.
22. COMPLIANCE WITH LAW. It is agreed and understood that the LESSEE shall comply with and adhere to all federal, state, county and local rules and regulations as they may pertain to the use and occupation of the Leased Properties, and further the LESSEE shall at LESSEE'S own expense keep the Leased Properties well-groomed and maintained at all times, strictly adhering to all governmental health rules and regulations, and further keep open and free of obstruction at all times all ditches, drains, sewers, and water courses located thereon. Failure on the part of the LESSEE to comply with

this Paragraph 22 shall constitute just cause for immediate cancellation of this or any subsequent lease by the LESSOR. Further, it is agreed and understood that if the LESSEE shall fail or neglect to adhere to the aforementioned requirements, then and in that event, the LESSOR may cause the necessary work to be performed at the expense of the LESSEE, and no claim for damages against the State of Ohio, its officers, agents, employees or elected officials shall be created by or made on account of the performance of such work.

23. PROHIBITED ACTIVITIES. It is agreed and understood, that the LESSEE shall not gamble or engage in games of chance nor permit others to do so, or install and/or operate or permit to be installed and/or operated any such device(s), or conduct or permit to be conducted any illegal or nuisance activities of any kind or nature, upon the Leased Properties. Failure to comply herewith shall constitute just cause for immediate termination of this Lease by the LESSOR. Upon such termination LESSEE shall forthwith vacate the Leased Properties
24. LESSOR'S RIGHT OF ENTRY. LESSOR shall have the right to enter upon the Leased Properties at any time for any purposes necessary or convenient in connection with park management work, for any other governmental activity or for any other lawful purpose, and that the LESSEE shall have no claim for damages against LESSOR of any nature or character on account LESSOR'S entry.
25. LIABILITY. LESSOR shall not be liable or responsible for damages resulting from the inundation of the Leased Properties.
26. DEFAULT. If LESSEE defaults in the payment of rent or in the performance of any of its obligations under this LEASE, LESSOR may, upon ten (10) days' written notice to LESSEE during which period LESSEE may cure the default, terminate this LEASE, in which event LESSEE shall immediately surrender the Leased Properties to the LESSOR. If LESSEE fails to so surrender the Properties, LESSOR may, without prejudice to any other remedies, peaceably enter and take possession of the Leased Properties. LESSEE shall pay LESSOR all losses suffered by reason of termination due to LESSEE'S default, including lost rents for any unexpired term of this LEASE. LESSEE'S obligation to pay the rent shall survive any termination of this LEASE due to LESSEE'S default. Nothing contained in this Paragraph shall be deemed a limitation upon any remedies available to LESSOR at law or in equity.
27. CANCELLATION OF LEASE BY LESSEE. LESSEE may cancel this LEASE at any time. However, in the event of such cancellation, the LESSEE must vacate the Leased Properties and remove any and all personal property therefrom within thirty (30) days from the date of notice of cancellation. In the event of cancellation, LESSOR shall not be obligated nor the LESSEE entitled to a refund, partial or otherwise, of any monies, such as rental payments, either paid or due and owing. Until actual vacation of the Leased Properties by LESSEE, this LEASE shall remain in full force and effect.
28. LESSEE'S OBLIGATIONS UPON EXPIRATION OR TERMINATION OF THE LEASE.

Upon the expiration of this LEASE, LESSEE shall within thirty (30) days remove all personal property which has been placed upon the Leased Properties by LESSEE, but upon failure to remove such personal property within such thirty (30) day period, it shall become the property of LESSOR. If at the end of such time the LESSEE has not removed such personal property from the Leased

Properties, LESSOR may remove such property and the LESSEE shall reimburse LESSOR for any expense, incidental to such removal, which is in excess of the salvage value of such property.

LESSEE shall surrender the Leased Properties in as good condition as received, normal wear and tear excepted. LESSEE agrees to remove any and all personal property, including equipment, pesticides, fertilizers, etc. used in LESSEE's operations from the Leased Properties at the expiration or termination of this LEASE unless otherwise agreed upon by the LESSOR or its successors in interest.

29. VINE, POLE, FENCING AND STAKE REMOVAL. At the expiration or termination of the LEASE and at the sole discretion of the LESSOR, the LESSOR may direct the LESSEE in writing, at the LESSEE's sole cost and expense to remove or cause to be removed any and all vines, poles, fencing, stakes, wires, trellises, etc. incidental to the growing of grapes from the Leased Properties. No property described in this Paragraph shall be removed from the Leased Properties by LESSEE except upon the express, written direction by LESSOR.
30. PROHIBITION AGAINST CUTTING TREES AND WASTE. LESSEE shall not, nor shall the LESSEE permit others to: cut timber, conduct drilling or mining operations, remove sand, gravel, or kindred substances of any kind from the ground, or commit waste of any kind, or in any manner substantially change the contour or condition of the Leased Properties. The LESSEE shall notify the LESSOR should there be any trees that need to be removed from the site for health and safety reasons.
31. PROHIBITION AGAINST PLACING LIEN ON THE LEASED PROPERTY. LESSEE shall not place, or cause the placement, of a mortgage, lien or any other type of encumbrance on the Leased Properties.
32. TERMINATION FOR CAUSE. This LEASE may be terminated and rendered null and void by the LESSOR at any time, for violation of any federal, state, county or local statute, or for violation of any provision of this LEASE by the LESSEE, its successors or assigns.
33. FUELING STATION. LESSEE shall be solely responsible for the operation of the Fueling Station and shall be responsible for all distribution from the Fueling Station located at the northwest corner of Kenny and Meier's Roads. LESSOR reserves the right to obtain fuel at the rate the LESSEE obtains the fuel and any other terms that the LESSOR and LESSEE shall determine.
34. RECORDS AND REPORTS. The LESSOR shall keep true, accurate and complete records of all its operations under this LEASE. All books, accounts, records and operations of the LESSOR shall be available to the LESSOR and shall be open during normal working hours to inspection and copying by the LESSOR. The LESSEE shall furnish the LESSOR prior to April 1 of each year, a profit and loss statement for the Leased Properties, in a form approved by the LESSOR for calendar or fiscal periods, showing revenues by category of income and all expenses by category and an annual production report detailing each variety of grapes harvested.
35. ENTIRE AGREEMENT. This LEASE states the entire agreement between the parties and supersedes and replaces all oral and written representations, agreements, memoranda and correspondence between, by or for the parties relating to the leased property. No amendment or modification of this LEASE shall be binding unless made by written instrument of equal formality

signed by both LESSOR and LESSEE. Waiver by either party of performance by the other party of any of the provisions of the LEASE shall not be construed as a waiver of any further right to insist upon full performance of the terms hereof.

36. NONDISCRIMINATION. There shall be no discrimination by LESSEE based on gender, race, color, religion, creed, ancestry, national origin, age, veteran status, handicap or disability, as defined in Ohio Revised Code Section 4112.01.
37. ETHICS/CONFLICTS OF INTEREST COMPLIANCE. LESSEE, by signature on this LEASE, certifies that LESSEE: (i) has reviewed and understands the Ohio ethics and conflict of interest laws as found in Ohio Revised Code Chapter 102 and in Ohio Revised Code Sections 2921.42 and 2921.43, and (ii) will take no action inconsistent with those laws. The LESSEE understands that failure to comply with Ohio's ethics and conflict of interest laws is, in itself, grounds for termination of this LEASE and may result in the loss of other contracts or grants with the State of Ohio.
38. FINDINGS FOR RECOVERY. If the potential compensation to LESSEE under this LEASE exceeds \$25,000, LESSEE warrants that it is not subject to an "unresolved" finding for recovery under R.C. 9.24. If this warranty is found to be false, this LEASE is void ab initio and LESSEE shall immediately repay to LESSOR any funds paid under this LEASE.
39. CAMPAIGN CONTRIBUTIONS. LESSEE affirms that, as applicable to it, no party listed in Division (I) or (J) of R. C. Section 3517.13 of the Ohio Revised Code or spouse of such party has made, as an individual, within the two previous calendar years, one or more contributions totaling in excess of \$1,000.00 to the Governor or to his campaign committees.
40. SEVERABILITY. In the event that any one or more of the provisions, sections, words, clauses, phrases or sentences contained in this LEASE, or the application thereof in any circumstance is held invalid, illegal or unenforceable in any respect for any reason, the validity, legality and enforceability of any such provision, section, word, clause, phrase or sentence in every other respect and of the remaining provisions, sections, words, clauses, phrases or sentences of this LEASE, shall not be in any way impaired, it being the intention of the parties that this LEASE shall be enforceable to the fullest extent permitted by law.
41. COUNTERPARTS. This LEASE may be executed in any number of counterparts, each of which is considered an original. This LEASE may be executed by each party upon a separate copy and attached to another copy in order to form one or more counterparts.
42. HEADINGS. The headings in this LEASE have been inserted for convenient reference only and shall not be considered in any questions of interpretation or construction of this LEASE.
43. CERTIFICATION OF STATE FUNDS. Obligations of the State are subject to the provision of Section 126.07 of the Ohio Revised Code.

Signatures begin on following pages

44. ELECTRONIC SIGNATURES. Any party hereto may deliver a copy of its counterpart signature page to this Lease electronically pursuant to R.C. 1306. Each party hereto shall be entitled to rely upon an electronic signature of any other party delivered in such a manner as if such signature were an original.

IN TESTIMONY WHEREOF, the parties have hereunto affixed their signatures, as of the day and year above written.

I THE UNDERSIGNED LESSEE, STATE THAT I HAVE CAREFULLY READ THE ENTIRE CONTENTS OF THIS LEASE AND FULLY AGREE WITH ITS TERMS, PROVISIONS, AND CONDITIONS, AS SO WRITTEN AND HAVE THE AUTHORITY TO SIGN THIS LEASE ON BEHALF OF LESSEE.

LESSEE, Title

\_\_\_\_\_

Print name: \_\_\_\_\_

STATE OF \_\_\_\_\_,  
\_\_\_\_\_ County, ss:-

Before me, a notary public, personally appeared the above-named LESSEE, who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.

In testimony whereof, I hereunto set my hand and official seal at \_\_\_\_\_,  
\_\_\_\_\_, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Notary Public Signature

My Commission Expires \_\_\_\_\_

