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Robin Cram

26269 232nd Ave

Delhi, PA 52223



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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

RENTAL AGREEMENT

This rental agreement made this 12 day of April, 1998, by and between Larry Hawker, as Landlord and Robin Cram, as Tenant, and it is agreed:

That Landlord leases to Tenant, who accepts, the following described premises, to-wit: Lot no. 6

hereinafter referred to as "Lot Number 6" upon the following terms and conditions:

1. The term of this agreement is for a period of 30 years from 1998 to 2028.
2. Tenant agrees to pay Landlord, as rent, as follows:
\$ 500.00 per year, in advance, on the 1st day of June each year. A late payment charge of 10 % will be paid by the Tenant to the Landlord if the rent is more than 30 days late. A charge of \$ 25.00 will be made by the Landlord and paid by the Tenant if a rent check is returned unpaid by the bank.

(2a) Landlord agrees, that in the event that a rent increase becomes necessary, said increase will not exceed \$ _____ per year and will not exceed \$ _____ per year and will not exceed \$ 50.00 per year for the 30 year term of this lease.
3. Tenant proposes to occupy a mobile home on said premises for a personal one family residence.
4. Landlord shall furnish water for premises.
5. Tenant agrees to keep all common areas of the premises in a clean and safe condition, but Landlord shall not be liable for any injury caused by any objects or material which belongs to or which may have been placed by, a Tenant in common areas of the premises used by Tenant.
6. Tenant shall inform Landlord before any major structural or landscaping changes are made and Landlord agrees that reasonable permission shall not be denied.
7. Tenant shall keep lawn and trees and shrubbery in a presentable manner compatible to surrounding lots.
8. Tenant shall not deliberately or negligently destroy, deface, damage, impair or remove a part of the premises or knowingly permit a person to do so.
9. Tenant shall conduct himself or herself in a manner that will not disturb a neighbors peaceful enjoyment of the premises.
10. This writing, including any addendum attached hereto, constitutes the entire agreement between parties hereto with respect to the subject matters hereof, and no statement, representation or promise with reference of this Rental Agreement, or the premises leased, or any repairs, alternations or improvements, or any change in the term of this Rental Agreement, shall be binding upon either of the parties unless in writing and signed by both Landlord and Tenant.

EXECUTED IN DUPLICATE on this 12 day of April, 1998

Larry C Hawker
Landlord

Robin J. Cram
Tenant