

PROPRIETARY LEASE

This PROPRIETARY LEASE is made as of MONTH DAY, 20XX by and between Hickory Lake Campground Cooperative Association, hereinafter called Lessor, and NAME OF BUYER(S), hereinafter called Lessee.

WHEREAS, Lessor is the owner of the land in Aitkin County, Minnesota known as the Hickory Lake Campground, hereinafter called the Property or campground, which is subject to a Common Interest Community Declaration recorded with the Aitkin County Recorder as Document Number 377298, hereinafter called the Declaration; and

WHEREAS, the Lessee is the owner of one (1) share of the Lessor, to which this lease is appurtenant and which has been allocated to Unit number LOT NUMBER, as that Unit is identified in the drawing attached to the Declaration as Exhibit C;

WHEREAS, it is contemplated there may be Eligible Secured Parties as defined in the Declaration with security in this Lease;

NOW, THEREFORE, Lessor hereby leases to Lessee, and Lessee hires from Lessor, subject to the terms and conditions of the Declaration and this Lease, Unit LOT NUMBER of the Property, hereinafter Unit, for a term from MONTH DAY, 20XX until MONTH DAY, 2XXX (unless sooner terminated as hereinafter provided). Definitions in the Declaration shall apply to terms used in this Lease.

1. Rent, How Fixed. (a) The rent (sometimes called maintenance) payable by Lessee for each year, or portion of a year, during the term shall equal the Lessee's share of the assessments pursuant to Article VI of the Declaration.

2. Continuation of Rent. The omission of the Directors to determine common expenses for any year or portion thereof shall not be deemed a waiver or modification of the covenants and provisions hereof, or a release of Lessee from the obligation to pay the maintenance or any installment, and in such case the maintenance computed on the basis of the common expenses as last determined for any year or portion thereof shall thereafter continue to be the maintenance until a new determination of common expenses shall be made.

3. Services by Lessor. Lessor shall maintain and manage the campground in the manner the Directors establish. The Directors shall determine what services shall be proper and the manner of maintaining and operating the property.

4. Damage to Property. If the Property shall be damaged, it shall be repaired or property shall be replaced consistent with Article XI of the Declaration, or as directed by the Board.

5. Inspection of Books of Account. Lessor shall keep full and correct books of account at its principal office or at such other place as the Directors may from time to time designate, and the

same shall be open during all reasonable hours to inspection by Lessee or a representative of Lessee. Lessor shall deliver to Lessee within a reasonable time after the end of each fiscal year an annual report of corporate financial affairs, including a balance sheet and a statement of income and expenses.

6. Changes in Terms and Conditions of Proprietary Leases. The form and provisions of all the proprietary leases then in effect and thereafter to be executed may be changed by the approval of lessees owning at least seventy-five (75%) percent of Lessor's shares then issued, and such changes shall be binding on all lessees even if they did not vote for such changes, except that the proportionate share of rent or cash requirements payable by any lessee may not be increased nor may his right to cancel the lease be modified. No changes in a proprietary lease shall effect the rights of Eligible Secured Parties without their written consent.

7. Indemnity. Lessee agrees to save and hold Lessor harmless from all liability, loss, damage and expense arising from injury to person or property occasioned by the failure of Lessee to comply with any provision hereof or of the Declaration, or due wholly or in part to any act, default or omission of Lessee or of any person dwelling or visiting in the Unit, or by the Lessor, its insurance agents, servants or contractors when acting as agent for the Lessee as in this lease provided. This paragraph shall not apply to any loss or damage when Lessor is covered by insurance which provides for waiver of subrogation against Lessee.

8. Payment of Rent. Lessee will pay the rent to Lessor upon the terms and at the times provided herein or in the Declaration, without any deduction on account of any set-off or claim which Lessee may have against Lessor.

9. Campground Rules. Lessor has adopted Campground Rules which are appended hereto, and the Directors may alter, amend or repeal such Rules and adopt new Rules. This lease shall be in all respects subject to such Rules which, when a copy thereof has been furnished to the Lessee, shall be taken to be part hereof, and the Lessee hereby covenants to comply with all such Rules and see that they are faithfully observed by the family, guests, employees and subtenants of the Lessee. Breach of a Rule shall be a default under this lease. Lessor shall not be responsible to the Lessee for the nonobservance or violation of Rules by any other lessee or person. Lessee shall be responsible for violations of Rules by guests, invitees or residents of the Unit.

10. Use of Premises. Lessee may occupy or use the Unit or permit the same or any part thereof to be occupied or used as a private dwelling for the residential purposes of Lessee and Lessee's family and guests.

11. Rental of Units and Assignment of Lease. Rental of Units is permitted pursuant to Article IX, Section 9 of the Declaration. Assignment of the Lease is permitted pursuant to Article VII, Section 2 of the Declaration.

12. Rights of an Eligible Secured Party. The execution and delivery of a leasehold mortgage and/or the creation of a security interest in this lease and the shares to which this lease is appurtenant shall not be a violation of this lease. Eligible Secured Parties shall have all of the

rights set forth in Article XII of the Declaration.

13. Repairs by Lessee. (a) Lessee shall keep the Unit and any structure placed on the Unit in good repair and shall follow all rules concerning the condition and upkeep of the Unit established by the Directors.

(b) Lessee shall not permit or suffer unreasonable noise or anything which will interfere with the rights of other lessees or unreasonably annoy them.

(c) Lessee will comply with all the requirements of Underwriters, insurance authorities and all governmental authorities and with all laws, ordinances, rules and regulations with respect to the occupancy and/or use of the Unit.

14. Increase in Rate of Fire Insurance. Lessee shall not permit or suffer anything to be done or kept in the Unit which will increase the rate of insurance on the property. If, by reason of the occupancy or use of the Unit by Lessee, the rate of insurance on the property shall be increased, Lessee shall (if such occupancy or use continues for more than thirty (30) days after written notice from the Lessor specifying the objectionable occupancy or use) become liable for the additional insurance premiums incurred by Lessor and any other lessee on all policies so affected, and Lessor shall have the right to collect the same for its benefit or the benefit of any such lessees as additional rent for the Unit due on the first day of the calendar month following written demand therefor by Lessor.

15. Surrender on Expiration Term. On the expiration or termination of this lease, Lessee shall surrender to Lessor possession of the Unit with all additions and improvements then included thereon.

16. Lease Subordinate to Mortgages and Ground Leases. This lease is and shall be subject and subordinate to all present and future ground or underlying leases and to any mortgages now or hereafter liens upon such leases or on the property and to any and all extensions, modifications, consolidations, renewals and replacements thereof.

This clause shall be self-operative and no further instrument of subordination shall be required by any such mortgagee or ground or underlying lessee. In confirmation of such subordination, Lessee shall at any time on demand execute any instruments that may be required by any mortgagee, or by Lessor, for the purpose of more formally subjecting this lease to the lien of any such mortgage or mortgages or ground or underlying leases, and the duly elected officers, of Lessor are and each of them is hereby irrevocably appointed the attorney-in-fact and agent of Lessee to execute the same upon such demand, and Lessee hereby ratifies any such instrument hereafter executed by virtue of the power of attorney hereby given.

17. Mechanic's Lien. In case a notice of mechanic's lien shall be filed purporting to be for labor or material furnished or delivered for Lessee, or anyone claiming under Lessee, Lessee shall forthwith cause such lien to be discharged by payment, bonding or otherwise; and if Lessee

shall fail to do so within ten days after notice from Lessor then Lessor may cause such lien to be discharged by payment, bonding or otherwise, without investigation as to the validity thereof or of any offsets or defenses thereto, and shall have the right to collect, as additional rent, all amounts so paid and all costs and expenses paid or incurred in connection therewith, including reasonable attorneys' fees and disbursements, together with interest thereon from the time or times of payment.

18. Cooperation. Lessee shall always in good faith endeavor to observe and promote the cooperative purposes for which Lessor is incorporated.

19. Waivers. The failure of Lessor to insist, in any one or more instances, upon a strict performance of any of the provisions of this lease, or to exercise any right or option herein contained, or to serve any notice, or to institute any action or proceeding, shall not be construed as a waiver, or a relinquishment for the future, of any such provisions, options or rights, but such provision, option or right shall continue and remain in full force and effect. The receipt by Lessor of rent, with knowledge of the breach of any covenant hereof, shall not be deemed a waiver of such breach, and no waiver by Lessor of any provision hereof shall be deemed to have been made unless in a writing expressly approved by the Directors.

20. Notices. Any notice by or demand from either party to the other shall be duly given only if in writing and sent by registered mail or certified mail return receipt requested if by Lessee, addressed to Lessor or to Lessor's Managing Agent; if to Lessee, addressed to the last address on file with Lessor. Either party may by notice served in accordance herewith designate a different address for service of such notice or demand. Notices or demands shall be deemed given on the date when mailed.

21. Reimbursement of Lessor's Expenses. If Lessee shall at any time be in default hereunder and Lessor shall incur any expense (whether paid or not) in performing acts which Lessee is required to perform, or in instituting any action or proceeding based on such default, or defending, or asserting a counterclaim in, any action or proceeding brought by Lessee, the expense thereof to Lessor, including reasonable attorney's fees and disbursements, shall be paid by Lessee to Lessor, on demand, as additional rent.

22. Lessor's Immunities. (a) Lessor shall not be liable, except by reason of Lessor's negligence, for any failure or insufficiency of water supply, electric current, gas, telephone, or for interference with light, air, view or other interests of the Lessee. No abatement of rent or other compensation or claim of eviction shall be made or allowed because of the making or failure to make or delay in making any repairs or alterations to the property or for interruption or curtailment of any service agreed to be furnished by Lessor, unless due to Lessor's negligence.

(b) Lessor shall not be responsible for any property left with or entrusted to any employee of Lessor, or for the loss of or damage to any property within or without the Unit by theft or otherwise.

23. Termination of Lease by Lessor. Upon, or at any time after, the happening of any of the events mentioned in subdivisions (a) to (i) inclusive of this paragraph, Lessor may give to Lessee a notice stating that the term hereof will expire on a date at least five (5) days thereafter, and the term of this lease shall expire on the date so fixed in such notice as fully and completely as if it were the date herein definitely fixed for the expiration of the term, and all right, title and interest of Lessee hereunder shall thereupon wholly cease and expire, and Lessee shall thereupon quit and surrender the Unit to Lessor, and thereupon Lessor shall have the right to enter the Unit and to remove all persons and personal property therefrom, either by summary eviction proceedings, or by any suitable action or proceeding at law or in equity, or by force or otherwise, and to repossess the Unit as if this lease had not been made, and no liability whatsoever shall attach to Lessor by reason of the exercise of the rights herein granted and reserved.

(a) If Lessee shall cease to be the owner of the shares to which this lease is appurtenant, or if this lease shall pass or be assigned to anyone who is not then the owner of said shares;

(b) If at any time during the term of this lease (i) the then holder hereof shall be adjudicated bankrupt under the laws of the United States; or (ii) a receiver of all of the property of such holder or of this lease shall be appointed and the order appointing such receiver shall not be vacated within thirty days; or (iii) such holder shall make a general assignment for the benefit of creditors; or (iv) any of the shares owned by such holder to which this lease is appurtenant shall be duly levied upon under the process of any court whatever unless such levy shall be discharged within thirty (30) days; or (v) this lease or any of the shares to which it is appurtenant shall pass by operation of law or otherwise to anyone other than Lessee or a person to whom such Lessee has assigned this lease in the manner herein permitted, but this subsection (v) shall not be applicable if this lease shall devolve upon the executors or administrators of Lessee provided that within eight (8) months (which period may be extended by the Directors) after the death said lease and shares shall have been transferred to an assignee;

(c) If there be an assignment of this lease without full compliance with the requirements of the Declaration;

(d) If Lessee shall be in default in the payment of any rent or additional rent or of any installment thereof and shall fail to cure such default within thirty (30) days after written notice is given by Lessor;

(e) If Lessee shall be in default in the performance of any covenant or provision hereof, other than the covenant to pay rent, and such default shall continue for thirty (30) days after written notice from Lessor;

(f) If at any time Lessor shall determine, upon the affirmative vote of two-thirds of its then Board of Directors, that because of objectionable conduct on the part of Lessee, or of a person dwelling or visiting the Unit, repeated after written notice from Lessor, that the tenancy of

Lessee is undesirable;

(g) If at any time Lessor shall determine, upon the affirmative vote of two-thirds of its then Board of Directors, and the affirmative vote of the record holders of at least seventy-five (75%) percent in amount of its then issued shares, at a shareholders' meeting duly called for that purpose, to terminate all proprietary leases;

(h) If the property shall be destroyed or damaged and the shareholders shall decide not to repair as provided in the Declaration;

(i) If otherwise terminated under the Declaration.

Notwithstanding the above, there can be no mutual termination without consent of an Eligible Secured Party and Lessor's other termination rights are subject to the rights of Eligible Secured Parties.

24. Lessor's Right after Lessee's Default. (a) In the event Lessor assumes possession of the Unit because of default by Lessee in the payment of any rent or additional rent due hereunder, or on the premature expiration of the term pursuant to a notice given by Lessor pursuant to the prior numbered paragraph, Lessee shall continue to remain liable for payment of a sum equal to the rent which would have become due hereunder and shall pay the same in installments at the time such rent would be due hereunder. No suit brought to recover any installment of such rent or additional rent shall prejudice the right of the Lessor to recover any subsequent installment. After obtaining possession, Lessor may, at its option, from time to time (i) relet the Unit for its own account, or (ii) relet the Unit as the agent of Lessee, in the name of Lessee or in its own name, for a term or terms which may be less than or greater than the period which would otherwise have constituted the balance of the term of this lease, and may grant concessions or free rent, in its discretion. Any reletting of the Unit shall be deemed for the account of Lessee unless within ten days after such reletting Lessor shall notify Lessee that the premises has been relet for Lessor's own account. The fact that Lessor may have relet the Unit as agent for Lessee shall not prevent Lessor from thereafter notifying Lessee that it proposes to relet the Unit for its own account. If Lessor relets the Unit as agent for Lessee, it shall, after reimbursing itself for its expenses in connection therewith, including leasing commissions and a reasonable amount for attorneys' fees and expenses, apply the remaining proceeds from reletting against Lessee's continuing obligations hereunder. There shall be a final accounting between Lessor and Lessee upon the earliest of the four (4) following dates: (A) the date of expiration of the term of this lease as stated on Page 1 hereof; (B) the date as of which a new proprietary lease covering the Unit shall have become effective; (C) the date Lessor gives written notice to Lessee that it has relet the Unit for its own account; (D) the date upon which all proprietary leases of Lessor terminate. From and after the date upon which Lessor becomes obligated to account to Lessee, as above provided, Lessor shall have no further duty to account to Lessee for any reletting and Lessee shall have no further liability for sums thereafter accruing hereunder, but such termination of Lessee's liability shall not affect any liabilities theretofore accrued.

(b) If Lessee shall at any time sublet the Unit and shall default in the payment of any rent or

additional rent, Lessor may, at its option, so long as such default shall continue, demand and receive from the subtenant the rent due or becoming due from such subtenant to Lessee, and apply the amount to pay sums due and to become due from Lessee to Lessor. Any payment by a subtenant to Lessor shall constitute a discharge of the obligation of such subtenant to Lessee to the extent of the amount so paid. The acceptance of rent from any subtenant shall not be deemed a consent to or approval of any subletting or assignment by Lessee, or a release or discharge of any of the obligations of Lessee hereunder.

(c) Upon the termination of this lease under the provisions of subdivisions (a) to (f) inclusive of the prior numbered paragraph, Lessee shall surrender to the corporation the certificate for the shares of the corporation owned by Lessee to which this lease is appurtenant. Whether or not said certificate is surrendered, Lessor may issue a new proprietary lease for the Unit and issue a new certificate for the shares of Lessor owned by Lessee and allocated to the Unit when a purchaser therefor is obtained, provided that the issuance of such shares and such lease to such purchaser is authorized by a resolution of the Directors or by a writing signed by a majority of the Directors or by lessees owning, of record, at least a majority of the shares of Lessor. Upon such issuance, the certificate owned or held by Lessee shall be automatically cancelled and rendered null and void. Lessor shall apply the proceeds received for the issuance of such shares towards the payment of Lessee's indebtedness hereunder, including interest, attorneys' fees and other expenses incurred by Lessor, and, if the proceeds are sufficient to pay the same, Lessor shall pay over any surplus to Lessee, but, if insufficient, Lessee shall remain liable for the balance of the indebtedness. Upon the issuance of any such new proprietary lease and certificate, Lessee's liability hereunder shall cease and Lessee shall only be liable for any expenses accrued to that time. Lessor shall not, however, be obligated to sell such shares and appurtenant lease or otherwise make any attempt to mitigate damages.

Upon the termination of this lease, Lessee shall pay any other charges due or accrued and perform all covenants and agreements of the Lease up to the date of such termination. On or before any such termination, Lessee shall vacate the Unit and surrender possession thereof to Lessor or its assigns, and upon demand of Lessor or its assigns, shall execute, acknowledge and deliver to Lessor or its assigns any instrument which may reasonably be required to evidence the surrendering of all interest of Lessee in the Unit.

25. Waiver of Right of Redemption. Lessee hereby expressly waives any and all right of redemption in case Lessee shall be dispossessed by judgment or warrant of any court or judge.

26. Automatic Renewal of Lease and Lessee's Option to Cancel. This lease shall be automatically renewed for a term identical in length to the original term unless Lessee in writing prior to the date set for the expiration of the term elects not to renew the lease, or unless the lease has been otherwise terminated pursuant to the terms of this agreement. Notwithstanding the above, Lessee at any time after the third anniversary date of this lease may elect to cancel the lease. Irrevocable written notice of intention to cancel must be given by Lessee to Lessor on or before April 1 of the calendar year in which such cancellation is to occur. At the time of giving such notice of intention to cancel, there must be deposited with Lessor by Lessee:

(i) Lessee's counterpart of this lease with a written assignment in form required by Lessor in blank, effective as of September 30 of the year of cancellation, free from all subleases, tenancies, liens, encumbrances and other charges whatsoever;

(ii) Lessee's certificate for his shares of Lessor, endorsed in blank for transfer;

(b) Lessor and its agents may show the Unit to prospective lessees, contractors and architects at reasonable times after notice of Lessee's intention to cancel. After September 30 or the earlier vacating of the Unit, Lessor and its agents, employees and lessees may enter the Unit, occupy the same and make such alterations as Lessor may deem necessary or desirable without diminution or abatement of the rent due hereunder.

(c) If Lessee is not otherwise in default hereunder and if Lessee shall have timely complied with all of the provisions of subdivision (a) hereof, then this lease shall be cancelled and all rights, duties and obligations of the parties hereunder shall cease as of the September 30th fixed in said notice, and the shares of Lessor shall become the absolute property of Lessor, provided, however, that Lessee shall not be released from any indebtedness owing to Lessor.

(d) If Lessee shall give the notice but fail to comply with any of the other provisions of this paragraph, Lessor shall have the option at any time prior to September 30th (i) of returning to Lessee this lease, the certificate for shares and other documents deposited, and thereupon Lessee shall be deemed to have withdrawn the notice of intention to cancel this lease, or (ii) of treating this lease as canceled as of the September 30th named in the notice of intention to cancel as the date for the cancellation of such lease, and bringing such proceedings and actions as it may deem best to enforce the covenants of the Lessee and to collect from Lessee payments which Lessee is required to make hereunder, together with reasonable attorneys' fees and expenses.

27. Extension of Option to Cancel. (a) If on April 1st in any year the total number of shares owned by lessees holding proprietary leases who have given notice pursuant to Paragraph 26 of intention to cancel such proprietary leases on September 30th of said year shall aggregate ten (10%) percent or more of Lessor's outstanding shares, then Lessor shall, prior to April 30th in such year, give a written notice to the holders of all issued shares of Lessor stating the total number of shares then outstanding and the total number of shares owned by lessees holding proprietary leases who have given notice of intention to cancel. In such case the proprietary lessees to whom such notice shall have been given shall have the right to cancel their leases in compliance with the provisions of Paragraph 3 hereof, provided only that written notice of the intention to cancel such leases shall be given on or before July 1st instead of April 1st.

(b) If lessees owning at least seventy-five (75%) percent of the then issued and outstanding shares of Lessor shall exercise the option to cancel their leases in one year, then this and all other proprietary leases shall thereupon terminate on the September 30th of the year in which such options shall have been exercised, as though every lessee had exercised such option. In

such event none of the lessees shall be required to surrender shares to Lessor and all certificates for shares delivered to Lessor by those who had, during that year, served notice of intention to cancel their leases under the provisions hereof, shall be returned to such lessees.

28. Continuance of Cooperative Management after All Leases Terminated. No later than thirty (30) days after the termination of all proprietary leases, whether by expiration of their terms or otherwise, a special meeting of shareholders of Lessor shall take place to determine whether (a) to continue to operate the property as a campground, (b) to alter any part thereof, or (c) to sell the property and liquidate the assets of Lessor. The Directors shall carry out the determination made at said meeting of shareholders of Lessor.

29. Unsold Shares. (a) The term "Unsold Shares" means the shares of Lessor which were issued to Big K Resort, LLC in connection with the agreement under which Lessor acquired title to the property; and, all shares which are Unsold Shares retain their character as such (regardless of transfer) until such shares become the property of a purchaser for bona fide occupancy of the Unit to which such shares are allocated.

(b) Neither the subletting of Units from time to time nor the assignment of leases by the holder of Unsold Shares allocated to the Units shall require the consent of the Directors or shareholders to which reference is made in this lease. Such subletting or assignment shall not require any consent.

(c) Without Lessee's consent, no change in the form, terms or conditions of this proprietary lease, as permitted by Paragraph 6, shall (1) affect the rights of a Lessee who is the holder of Unsold Shares accompanying a lease to sublet a Unit or to assign a lease, as provided in this paragraph, or (2) eliminate or modify any rights or privileges of such Lessees.

(d) The Automatic Renewal provisions of this lease are not applicable to a Lessee who is the holder of a block of the Unsold Shares accompanying this lease to the following extent: The holders of Unsold Shares shall only have the right to surrender the shares of stock in accordance if (1) three (3) years have expired from the date of the initial offering, (2) seventy five (75%) percent of all Units have been sold to parties other than holders of Unsold Shares, and (3) the holder of Unsold Shares desiring to surrender the shares shall pay to Lessor two (2) years maintenance charges based upon the maintenance charges then in effect.

(e) Notwithstanding anything to the contrary contained in this lease, the provisions of this Paragraph may not be changed without the written consent of the holders of Unsold Shares.

30. Foreclosure - Receiver Rents. Notwithstanding anything contained in this lease, if any action shall be instituted to foreclose any mortgage on the property, Lessee shall, on demand, pay to the receiver of the rents appointed in such action rent, if any, owing on the date of such appointment and shall pay thereafter to such receiver in advance, on the first day of each month during the pendency of such action, the rent for the Unit as last determined and established by the Directors prior to the commencement of said action, and such rent shall be

paid during the period of such receivership. The provisions of this paragraph are intended for the benefit of present and future mortgagees of the property or the leasehold of the property and may not be modified or annulled without the prior written consent of any such mortgage holder.

31. To Whom Covenants Apply. The references herein to Lessor shall be deemed to include its successors and assigns, and references herein to Lessee or to a shareholder of Lessor shall be deemed to include the executors, administrators, legal representatives, legatees, distributees and assigns of Lessee or of such shareholder; and the covenants herein contained shall apply to, bind and enure to the benefit of Lessor, its successors and assigns, and Lessee and the executors and administrators, legal representatives, legatees, distributees and assigns of Lessee, except as hereinabove stated.

32. Waiver of Trial by Jury. To the extent permitted by law, the respective parties hereto waive trial by Jury in any action, proceeding or counterclaim brought by either of the parties hereto against the other on any matters whatsoever arising out of or in any way connected with this lease, Lessee's use or occupancy of the Unit, or any claim of damage resulting from any act or omission of the parties in any way connected with this lease or the Unit.

33. Lessor's Additional Remedies. In the event of a breach or threatened breach by Lessee of any provision hereof, Lessor shall have the right of injunction and the right to invoke any remedy at law or in equity, and the election of one or more remedies shall not preclude Lessor from any other remedy.

34. Lessee More Than One Person. If more than one person is named as Lessee hereunder, Lessor may require the signature of all such persons in connection with any notice to be given or action to be taken by Lessee hereunder, including, without limiting the generality of the foregoing, the surrender or assignment of this lease, or any request for consent to assignment or subletting. Each person named as Lessee shall be jointly and severally liable for all of Lessee's obligations hereunder. Any notice by Lessor to any person named as Lessee shall be sufficient, and shall have the same force and effect, as though given to all persons named as Lessee.

35. Effect of Partial Invalidity. If any clause or provision herein contained shall be adjudged invalid, the same shall not affect the validity of any other clause or provision of this lease, or constitute any cause of action in favor of either party as against the other.

36. Changes In Writing. The provisions of this lease cannot be changed orally.

IN WITNESS WHEREOF, the parties have executed this lease.

Hickory Lake Campground Cooperative

by _____

{INSERT NAME OF BOARD PRESIDENT HERE}, President

Signed _____

Lessee

Signed _____

Lessee