

6. It is hereby understood and agreed that \$50.00 of this lease fee shall be placed in the Lake Capital Improvement Fund to be used for Anthony Lake improvements and \$75.00 of this lease shall be placed in a Lake Maintenance and Improvement Fund. Lessee shall be responsible for ad valorem taxes assessed by Harper County on the lease premises. The Lessee agrees to adhere to all City Ordinances and State Laws as they pertain to the Lake and Lake Lease sites. Whereby Lessor agrees that if Lessee conforms to all the terms, conditions and regulations set forth in this lease, this lease shall be renewable from at the end of the term.
7. Lot lease payment and ad valorem real property tax fees are to be paid in full to the City Clerk of the City of Anthony by March 1 of each year. If the Lessee fails to make these payments, plus \$50.00 penalty, by April 1 of the same year, the lease is hereby cancelled and all improvements on the property are to be removed from the premises within 90 days, and if improvements are not removed from the premises, the improvements shall become the sole property of the City of Anthony.
8. This Lease cannot be sold, traded, granted, or assigned (hereinafter transferred and its conjugations), without the approval of the Lessor. Lessor shall not withhold approval of such transfer without good cause. This is not intended to prohibit any lender from taking a bill of sale for security, however, should any lender become an owner due to a default, the lease ownership of the lender must be approved by the City Commission. A new lease term must be approved by the City Commission.
9. The transferee of any Lease must pay to the Lessor a lease assignment fee of \$25.00 before the assignment shall be approved by the Lessor. However, if the Lessee has not paid the year's lease in full, the remaining amount of that year's lot lease fee, and any other fees and bills in arrears owed to the City, must be paid in full before assignment will be approved by the Lessor.
10. All personal property taxes assessed and levied against tangible property located on this lease shall be paid to Harper County as due, and in no event shall the Anthony City Commissioners approve a transfer of this lease until all such taxes are prorated and paid.