

LEASE CONTRACT

This agreement made and entered this ____ day of _____ 20 ____ by and between the INDIANA DISTRICT OF THE UNITED PENTECOSTAL CHURCH, INC. (hereinafter referred to as "Seller")

Witnesseth:

Whereas, the District desires to extend the campground facilities so as to enable an adherence to the Pentecostal faith as promulgated and other facilities on such camp ground; and

Whereas, the seller desires to lease such cottages or other facilities upon the terms hereinafter set forth:

Now, Therefore, for and in consideration of the premises and of the agreements and covenants hereafter set forth, the parties hereto agree as follows:

COTTAGES AND LOTS

1. Purchaser will lease from District a pre-fabricated structure and/or lot described as follows, to wit:

Cottage or Lot Number _____

2. Purchaser agrees to lease the above described structure for the sum of ____ Dollars, and to issue the note for Dollars to bear interest rate of __ Percent (%) per annum to the District. After the note has been satisfied in full, the lease shall remain in effect for \$1.00 per year plus a yearly assessment so long as purchaser does not violate any covenant set forth in this agreement.
3. This installment promissory note may be negotiated or assigned to any bank or other lending institution to enable the District to raise funds for the purchase of such structure and for such other purpose pertaining to the District, as it may deem proper.
4. Purchaser expressly agrees that they are not purchasing any part of the ground or real estate upon which such structure is located.
5. The site upon which such building shall be erected shall be determined by the parties hereto but no building shall be erected closer than fifteen feet (15 ') from any street and if a well is drilled on the property, such structure shall not be erected closer than (50') of any existing well, and any sewage disposal system must be installed in such manner as shall be agreeable to the parties hereto and meet all requirements of the State of Indiana.
6. Any such structure erected on the premises shall have a minimum of one hundred sixty-eight (168) square feet of floor space and Purchaser covenants and agrees to pay all contractors, sub-contractors, material land supplies promptly and hold the District harmless from any mechanic's lien filed against said structure or said real estate.
7. Property is to be used for the summer months only, from approximately April 1 until the middle of October every year. Camp cabins and lots are not a year round facility in accordance with the regulations of the city of Ingalls, IN.

The Purchaser agrees to abide by the rules and regulations governing the use of each building or lot, which may be issued and promulgated from time to time by the District.

This agreement and the covenants therein contained shall be binding on all parties hereto, their heirs, executors, administrators, personal representatives, successors and assigns.

In Witness Whereof, the parties have hereto executed the above and foregoing instruments the day and date first above written.

Indiana District of the United Pentecostal Church, Inc.

By:

District Representative

Purchaser

LEASE CONDITIONS

1. A lot may be leased in a designated area for use as a temporary park for a "Recreational Vehicle."
2. After lease purchase price has been paid, the lease of said lot shall remain in effect for \$1.00 per year plus a yearly assessment.

TERMINATION OF CONTRACT

It is also agreed that this agreement shall terminate upon happening of any of the following events:

- A. The sale or assignment of this contract by Purchaser without the prior written consent of the Board of Directors of the District.
- B. In the event the Purchaser is part of a church group and separates from such group or from fellowship with or under the District.

If Purchaser shall convey or attempt to convey said structure to anyone who does not profess the faith as promulgated in the Articles of Faith of the United Pentecostal Church, Inc.

The failure of Purchaser to keep the premises in neat and tidy conditions or if any alcoholic beverages or tobacco in any form are used on the campground by Purchaser or any of his or her guest.

- C. If Purchaser becomes delinquent on their payments at least ninety (90) days.

In this connection, Purchaser agrees that the lease of said cottage or lot is designed primarily to enjoy, make use of and advocate the religious doctrines and tenants of the United Pentecostal Church, Inc. as stated in its Articles of Faith.

CONDITIONS OF REPOSSESSION

If any of the conditions of termination as herein above set forth shall not be corrected by Purchaser within a record of sixty (60) days after the happening of any one of the conditions herein above set forth or if the heirs or assignees of Purchaser shall not be of the Apostolic Faith, then the District shall have the right to sell or assign to any member of the United Pentecostal Church, Inc. who is acceptable to the District and at the time such sale of the balance due on the installment promissory note herein above set forth, shall not be an obligation of Purchaser but any and all payments made on said note shall remain the property of the District; and if the property shall be sold, any subsequent note issued by a new Purchaser shall be the property of the District.