LEASE AGREEMENT

This Lease Agreement is made this 26th day of May 1995, by and between the Town of Dana, Iowa ("Landlord") and RONALD ADAMSON of Dana, Iowa ("Tenant").

1. LEASE OF PREMISES. Landlord hereby leases to Tenant and Tenant hereby rents from Landlord, according to the terms and provisions of this Lease, the following-described real estate located in Greene County, State of Iowa:

Lot three (3), Block One (1), Original Town of Dana, Greene County, Iowa; locally known as 106 Gilmore Street, Dana, Iowa ("the "Leased Property").

2. TERM OF LEASE. The term of this Lease shall be from month to month commencing on June 1, 1995.

3. RENT. Tenant shall pay rent in the amount of $50.00 per month payable in advance on the first day of each month beginning on June 1, 1995, and continuing on the first day of each month thereafter during the term of this Lease. All rent shall be paid to Landlord at Landlord's address or such other place as Landlord may designate in writing.

4. POSSESSION. Tenant shall be entitled to possession of the Leased Property on June 1, 1995, and Tenant shall yield possession of the Leased Property to Landlord at the termination of this Lease.

5. USE, CARE, AND MAINTENANCE OF PREMISES. Tenant may use and occupy the Leased Property for any lawful purpose. Tenant may not use or knowingly permit any part of the Leased Property to be used for any unlawful purpose. Tenant shall at its own expense during the term of the Lease care for and maintain the Leased Property.

6. TAXES. Landlord shall continue to pay all taxes and assessments upon the Leased Property that are assessed or payable during the term of this Lease. Landlord will not carry any property insurance on the contents of any building or on any personal property located on the premises.

7. INDEMNITY; LIABILITY INSURANCE. Tenant shall protect, indemnify and save harmless Landlord from and against any and all loss, costs, damages, and expenses occasioned by, or arising out of, any accident or other occurrence causing or inflicting injury and/or damage to any person or property, happening or done, in, upon or about the Leased Property, or due directly or indirectly to the tenancy, use or occupancy thereof, or any part thereof by Tenant or any person claiming through or under Tenant. Tenant further covenants and agrees that it will at its own expense procure and maintain during the term of this Lease casualty and liability insurance in a responsible company or companies

authorized to do business in the state of Iowa in sufficient amounts.

8. TERMINATION OF LEASE. This Lease shall terminate at the end of any month upon either party giving the other written notice before the first day of such month.

9. DEFAULT; REMEDIES. If Tenant shall fail to make payment of any rent or shall default in the performance of any of the terms, covenants, or conditions of this Lease, then Landlord, at its election, may immediately terminate this Lease without upon three (3) days written notice to Tenant to such effect. In such case, Tenant shall quit and surrender the Leased Premises on the date of such termination.

10. PROVISIONS TO BIND & BENEFIT SUCCESSORS & ASSIGNS. Each and every covenant and agreement contained in this Lease shall extend to and be binding upon the parties' respective successors, heirs, administrators, executors and assigns.

11. ENTIRE AGREEMENT & AMENDMENTS. This Lease sets forth all the promises, agreements, conditions, inducements and understandings between Landlord and Tenant relative to the Leased Premises, and there are no promises, agreements, conditions, understandings, inducements, warranties, or representations, oral or written, expressed or implied, between them other than as are set forth in this Lease Agreement. This Lease shall not be modified or amended except by an instrument in writing executed by Landlord and Tenant.

12. MISCELLANEOUS. Whenever the context of any provision shall require, the singular number shall be held to include the plural number, and vice versa, and words of any gender shall be held to include any other gender. This Lease may be executed in two or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same Lease.

IN WITNESS WHEREOF, Landlord and Tenant have executed this Lease on the day and year stated above.

Ronald Adamson
Ronald Adamson

Donna Adamson

TOWN OF DANA

By Jack Pedersen, Mayor

ATTEST:

George Brabbs, Clerk

STATE OF Iowa)
) ss:
COUNTY OF Greene)

On this 26th day of May, 1995, before me, the undersigned, a notary public in and for said county and state, personally appeared Ronald Adamson, to me known to be the person named in and who executed the foregoing instrument, and acknowledged that he executed the same as his voluntary act and deed.

JUDY WESSLING
MY COMMISSION EXPIRES
May 10, 1993

(Notarial Seal)

Judy Wessling
My commission expires: 5-10-96

STATE OF IOWA)
) ss:
COUNTY OF Greene)

On this 26th day of May, 1995, before me, a notary public in and for the State of Iowa, personally appeared Jack Pedersen and George Brobbs, to me personally known, and, who, being by me duly sworn, did say that they are the Mayor and Clerk, respectively, of the Town of Dana, Iowa, that the seal affixed to the foregoing instrument is the corporate seal of the Town of Dana, and that the instrument was signed and sealed on behalf of the Town by authority of its Council, and that the said Jack Pedersen and George Brobbs, acknowledged the execution of the instrument to be their voluntary act and deed and the voluntary act and deed of the Town, by it voluntarily executed.

Judy Wessling
My commission expires: 5-10-96

(Notarial Seal)

JUDY WESSLING
MY COMMISSION EXPIRES
May 10, 1993