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purpose of placing thereon a trailer sales agency, including
the right to grade and pave said property at its expense, provided,
however, that during said time PELICAN shall not cause or permit
any trailers to be placed upon said property for use and occupancy
as living quarters or allow any septic tanks, drain fields or
sanitary facilities to be installed thereon except that PELICAN
shall have the right to install a sewer line from said trailer
sales agency office to a septic tank on adjoining property owned
by PELICAN.

It is further understood and agreed that in addition to the
foregoing PELICAN shall have the right to the possession of the
following described portion of said real property described on
Exhibit "A" from the date hereof and during the term of this
agreement for the purpose of constructing a roadway, including the
right to grade and pave the same, for access to and from said pro-
posed trailer sales agency to Wocus Road, Klamath County, Oregon,
said Wocus Road located on the East boundary of said real property
described in said Exhibit "A", namely,

> The southerly 11 feet of that certain real property
> set forth on Exhibit "A"

Including the right to construct a reasonable apron as said
roadway abuts said Wocus Road so as to facilitate the movement
of mobile homes.

10. That in respect to said improvements, house and barn,
TURNER shall at all times during the term hereof maintain the same
and keep the same in good repair and in like condition as the same
now are and shall further keep, maintain and pay for, at their
expense, fire insurance and extended coverage to the full insur-
able value of said improvements.

11. That in the event any of the present improvements
located on said subject real property set forth on Exhibit "A"
are damaged by fire or otherwise during the term hereof, said pur-

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