

be given in writing to the other party.

X.

The Lessee may make such alterations and repairs to the premises as the Lessor and the Lessee may agree.

XI.

The Lessee shall not do or permit to be done anything that may injure or endanger persons or property in or about the demised premises. The Lessee shall not do or permit to be done anything which may be or become a nuisance or which may render void or voidable any policy of insurance upon said premises.

XII.

The Lessee shall bear at his own expense all charges for utilities used in said demised premises.

XIII.

The Lessee shall have the right to have such signs about the exterior and interior as he may deem necessary.

XIV.

The Lessor and its agents shall have the right to enter the demised premises at reasonable times for the purpose of inspecting the premises and/or making repairs.

XV.

The Lessor agrees and covenants that the Lessee, upon payment of the rental herein reserved, and upon performance and observance of the covenants and agreements herein provided to be by the Lessee performed and observed, shall peaceably and quietly have, hold, and enjoy the demised premises for the term herein provided.