

(i) To keep the premises and all parts thereof, including the sidewalks in front of said premises, in a clean and sanitary condition and free from trash, inflammable material, other objectionable matter, and obstructions.

(3) The Lessor covenants and agrees:

(a) To maintain in a sound condition the structural walls, floor, and roof of the leased premises.

(b) To pay when due all City, County and State ad valorem taxes and special assessments levied against the leased premises.

(c) That he will provide adequate heating and air conditioning equipment for the Lessee's use and, in addition, will be responsible for all repairs thereto (exclusive of and as distinguished from normal maintenance items reasonably required for the efficient operation thereof, such as, but not limited to, filter changes, cleaning, and similar items) costing in excess of Two Hundred Fifty (\$250.00) Dollars in any one lease year.

(4) If the aforementioned rent is not paid when due, the Lessor may give ten (10) days' written notice of such non-payment to the Lessee; and if said rent is not paid before the expiration of such ten (10) day period, then the Lessor, at his option, and in addition to any other remedies on default which may be available to him according to law, may terminate the Lease and take possession of the premises.

(5) If the Lessee shall default in any of the other covenants and agreements herein, and such default shall continue for a period of thirty (30) days after written notice of such default from the Lessor, then the Lessor, in addition to any other remedies on default which may be avail-

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