

and will see that this portion of the utility bills is paid regardless of the tenant occupying the lower level so as not to make the Lessee lose it's utilities by reason of non-payment for the lower level.

9. Lessor agrees to keep in good order the roof, exterior walls (exclusive of all glass, including plate glass), and water, sewer, and sprinkler systems (if any), but not fixtures pertaining to such systems. Lessor gives to Lessee exclusive control of premises and shall be under no obligation to inspect said premises. Lessee shall at once report in writing to Lessor any defective condition known to him which Lessor is required to repair, and failure to so report such defects shall make Lessee responsible to Lessor for any liability incurred by Lessor by reason of such defect.

10. Lessee accepts or will accept the leased premises in their present or when completed condition and as suited for the uses intended by Lessee. Lessee shall, at his own expense, keep and maintain the said premises and appurtenances and every part thereof, in good order, and repair except portions of premises to be repaired by Lessor under terms of Paragraph 9. Lessee agrees also to keep all fixtures pertaining to heating, air conditioning, water, sewer, electrical and sprinkler system, (if any), in good order and repair and will pay any repair bills under Two Hundred and No/100 (\$200.00) for the above. However, Lessor agrees to repair any problems with the heating, air conditioning, water, sewer, electrical and sprinkler systems which require repairs costing Two Hundred and No/100 (\$200.00) Dollars or more. Lessee agrees to return said premises to Lessor at the expiration of this lease in as good condition and repair as when first received, natural wear and tear, damage by storm, fire, lightning, earthquake or other casualty alone excepted.

11. The Lessee shall redecorate, paint and renovate the demised premises as may be necessary to keep them in proper condition and good appearance and the Lessee shall be allowed to make internal alterations, including installation of partitions if necessary, for the purpose of the Lessee's business use.

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