

after ten (10) days' written notice from Lessor, then in such event Lessor may declare this Lease canceled and re-enter and relet the premises at the risk of Lessee. Upon any default of payment hereunder, Lessee shall be charged a delinquent penalty of Fifty Dollars (\$50.00) for each monthly rental in default plus interest on such delinquent amount, including taxes, insurance and maintenance charges, equivalent to the prime interest rate then in force and effect, all of which sums shall be payable by Lessee in order to cure a default.

6. Use of the Premises. The Lessee may use the Premises for the purpose of maintaining an office, shop, warehouse and performing any activities thereon necessary for the conduct of its business dealing with fire extinguisher sales and service, including fire systems and safety equipment, and including any other business related thereto, but the Lessee covenants and agrees that the Premises shall not be used for any illegal purpose, or for any purpose constituting a nuisance or trespass or tending to void any insurance policy as may be carried on the Premises.

7. Maintenance and Repairs. The Lessee covenants and agrees to maintain the Premises in a proper manner, to make all necessary repairs thereto, and to keep the same in good condition and state of repair at all times during the primary term hereof or any renewal period hereof.

8. Taxes. The Lessee shall pay to the Lessor the amount of all real estate taxes levied or assessed upon the Premises as and when the same shall become due and payable, and the Lessor shall provide Lessee with written notice that the

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