

3. The Tenant agrees that if any default be made in the payment of rent, or if any default be made in the performance of any other agreements herein contained, the Landlord may re-enter and take possession of the property, as provided by the laws of the State of New Jersey.

4. The Tenant shall furnish heat and hot water to the premises in addition to the rent, will pay all charges for fuel, water, electricity, and gas used during the term of this lease or any renewal thereof. The Tenant shall not keep or have on the property any article or thing of a dangerous, inflammable, or explosive character which might increase the danger of fire upon the property or which might be pronounced "Hazardous" or "Extra Hazardous" by any responsible insurance company.

5. During the last three months of this lease or any renewal thereof, the Landlord shall have the privilege of displaying the usual "for sale" and "to let" signs on the premises and, upon reasonable notice to the Tenant, to show the property to prospective purchasers or tenants.

6. The Landlord agrees to renew this lease (with rent increases, if any) for additional one-year terms, as follows: Prior to 90 days before any expiration date, the Landlord shall request by written notice (including notice of any rent increase and a valid notice to quit) the Tenant's decision to renew or not to renew. Within 20 days of that request, the Tenant shall give the Landlord written notice of the Tenant's decision; however, the Tenant shall not be required to give such notice prior to 70 days before any expiration date. If the Tenant fails to give such notice, the Landlord may give the Tenant written notice to comply with this paragraph within 10 days. If the Tenant does not comply within 10 days, the Landlord may treat such failure to comply as a violation of this lease and cause the Tenant to be removed from the property in accordance with the laws of the State of New Jersey.

7. The Tenant shall use the property hereby leased exclusively for a private residence for Tenant's immediate family (unless otherwise specified herein), and the Tenant will not, without the consent of the Landlord, assign this lease, or sublet the whole or any part of the property, or make any alterations therein or thereupon.

8. If the property or any part thereof shall, during the term or previous thereto, be slightly damaged by fire, the property shall be promptly repaired by the Landlord, and a reduction of rent will be made corresponding with the time during which and the extent to which the property may have been untenable, but if the building or buildings should be so damaged that the Landlord shall decide not to rebuild, the term of this lease shall cease and the aggregate rent be paid up to the time of the fire.

9. Upon reasonable notice to the Tenant the Landlord shall have the right to enter the property or any part thereof, at reasonable hours, for the purpose of examining the same or making such repairs or alterations as may be necessary for the safety and preservation thereof, and to show the property to prospective and actual mortgagees and purchasers.

10. The Tenant shall keep the property and the fixtures in the property in good order and repair and shall, at the Tenant's expense make all required repairs to the plumbing, range, heating apparatus, air conditioning, sprinklers, electric or gas fixtures, or other property whenever damage has resulted from the Tenant's misuse or neglect, it being understood that the Landlord is to have same in good order when giving possession. It is also agreed that no signs, paintings or wallpapering shall be placed or done upon the property without the consent of the Landlord.

11. Maintenance services for gardening, exterminating, oil burner and other equipment shall be maintained and continued by Tenant.

12. The Landlord agrees that the Tenant shall have the free use of all fruit, vegetables, and other products of the property during the term of this lease, and the Tenant agrees that the Tenant will permit no injury to the trees, shrubbery, lawns, or vines and that the grounds shall be kept at all times in good order and condition.

13. This lease shall be subject and subordinate to any mortgage or mortgages now on the property or which any owner of the property may elect to place on the property, and to all advances already made or which may be hereafter made on account of said mortgages, to the full extent of the principal sums secured thereby and interest thereon, and the Tenant agrees upon request to execute any paper or papers which the counsel for the Landlord may deem necessary to accomplish that end; in default of the Tenant so doing, the Landlord is hereby empowered to execute such paper or papers in the name of the Tenant and as the act and deed of the Tenant, and this authority is hereby declared to be coupled with an interest and not revocable.

14. If the Tenant moves from the leased property before any expiration date without the written consent of the Landlord, any rent accrued or to accrue under this lease or a renewal thereof shall become payable and collectible in accordance with the laws of the State of New Jersey.

15. As security for the Tenant's performance of the agreements and conditions of this lease, the Tenant has deposited with the Landlord the sum specified above as "Security Deposit". This deposit shall be returned to the Tenant after the termination of this lease as provided by the laws of the State of New Jersey.

16. If the premises, or any part thereof, are taken by virtue of eminent domain, this lease shall expire on the date when the same shall be so taken and the rent shall be apportioned as of said date. No part of any award shall belong to Tenant.

17. The Tenant shall comply with all sanitary laws, ordinances and rules and all orders of the Board of Health or other authorities affecting the property and the sidewalks connected to the property. Tenant shall conform to the Landlord's rules and regulations (if any) which are attached to this lease and made a part hereof.

18. If the property hereby leased is to be furnished, such furnishings shall be limited to the items specified in "Schedule A", attached hereto and made a part hereof. The Tenant shall keep, and shall return to the Landlord at the termination of this lease, such furnishings in good order and repair, at the Tenant's expense except for ordinary wear and damages by the elements. It is understood that the Landlord is to have such furnishings in good repair when giving possession.

CONDITIONS AND AGREEMENTS

1. At the termination of this lease, the Tenant will surrender the property hereby leased in as good condition as it was delivered at the commencement of the term, except for reasonable use and wear and damages by the elements.

2. The Landlord agrees that the Tenant, on paying the said rent, and performing the agreements herein contained shall peaceably and quietly have, hold and enjoy the property for the above term.

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