4. <u>Upkeep and Maintenance</u> - In consideration of the use of the demised premises, lessee shall keep and maintain the demised premises in good, clean condition, excepting reasonable wear and tear, and shall make no alterations or additions thereto without the written consent of lessor. Lessee shall maintain the following items at its own expense: keep the sinks, lavatories and commodes open, replace all broken windows, repair any damage to interior or exterior walls, equipment, electrical or plumbing fixtures, screens, doors and other furnishings, and keep lawn and shrubbery trimmed, gutters cleaned, and outside grounds free from unsightly objects and other debris; provided, however, that lessee shall not be liable for repair or replacement of the roof or heating system on or in the demised premises, except those repairs and replacements made necessary by lessee's negligence. Lessee shall pay all utilities used while occupying the demised premises. Upon termination of the lease term, whether by death of the lessee or as otherwise provided herein, lessee shall surrender the premises to lessor in good condition, ordinary wear and tear, act of God, or other casualty excepted.

5. <u>Right of Re-Entry</u> - Lessee agrees to permit lessor to enter the demised premises at reasonable hours, after first notifying lessee, for the purpose of making repairs, and to also permit lessor to enter the demised premises in case of fire, storm or need for emergency repair.

6. <u>Damage to Demised Premises</u> - If the demised premises should be partially destroyed by fire or other casualty during the term of this lease, lessor shall make whole any damage to the house with all reasonable diligence and without interruption of tenancy. If, however, the demised premises are damaged by fire or other casualty to such an extent that make the demised premises uninhabitable, then this lease shall terminate.

7. <u>Insurance</u> - Lessor shall be responsible for maintaining hazard insurance on the improvements located on the demised premises.