

IT IS UNDERSTOOD that the Lessor is occupying the residence covered by this lease and that the Lessees are occupying the premises situate on High Hill Street, which are being conveyed simultaneously herewith to the Lessor herein and that the Lessor shall have the right to continue to occupy said residence now occupied by him without charge until Lessor's new residence is completed and ready for occupancy and that during such period, the Lessees shall have the right to occupy the premises situate on High Hill Street without charge until the Raysor residence is vacated.

The Lessor herein will at all times during the continuance of this lease pay the taxes on said premises and will make the necessary structural repairs to said improvements, including the roof, but the Lessees shall make at their expense such improvements, repairs, alterations or decorations to the interior of said buildings as they may desire.

The Lessees herein will exercise reasonable care in the maintenance and upkeep of the plumbing and heating equipment, motors, fixtures and other equipment constituting a part of the real estate and which are not included as assets of the Raysor Floral Company, and will replace at their expense any parts incidental to the operation of said fixtures and equipment, but in the event replacements of any of said fixtures and equipment becomes necessary, by reason of their becoming obsolete and useless by reason of natural decay and wear, the same will be replaced by the Lessor at his expense.

IS IS AGREED that this agreement shall be binding upon the parties hereto, their respective heirs, administrators, executors and assigns.