

1. Lessor generally warrants ownership of the fee simple title to the leased premises, or that Lessor has the right to execute this Lease.
2. Lessor warrants that the premises are suitable for the purposes for which leased, and that upon performance of Lessee's agreements under this Lease, Lessor will maintain Lessee in the quiet possession and enjoyment as against any claim of Lessor, his heirs, executors, administrators, successors, or assigns, or any other person during the term of this Lease.
3. Lessor agrees to keep the premises in a good state of repair and condition, and at Lessor's own expense to make such repairs to the premises as may be necessary to replace faulty construction or ordinary wear, tear, and deterioration, which shall include the roof and exterior walls of the premises, including truck sheds, and the exterior paved parking area; any changes or additions required by reason of laws, ordinances, orders or regulations of any Governmental authority; and the repair and maintenance of the lighting, heating, air conditioning, and plumbing systems. Notwithstanding the foregoing provisions, the Lessee shall perform any interior painting, replacement of light bulbs or furnace filters; and maintenance to any lawn or shrubbery which may be necessary all at the expense of Lessee. In the event the Lessor should fail to promptly make any repairs and maintenance as provided hereunder after receipt of notice from Lessee, then the Lessee may make such repairs and maintenance and deduct the reasonable cost of same from any subsequent rental payment or payments.
4. The Lessor shall pay all taxes, special assessments and public charges levied against the leased premises payable during the term of this lease, except that Lessee agrees to reimburse Lessor, upon demand, as additional rent, up to fifty (50%) per cent of any increases in ad valorem property taxes over that in effect at the end of the first full taxable year during which this Lease is in effect, said amount of additional rent not to exceed the full amount of ad valorem property taxes paid on the demised premises for and during the first full calendar year of occupancy by Lessee.
5. Lessee agrees to pay Lessor the rent as herein specified. If the rent hereunder shall remain due and unpaid for fifteen (15) days after written notice from Lessor to Lessee, Lessor shall have the right to re-enter said premises and to remove all persons therefrom.

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