

Lessee giving written notice to the Lessor sixty (60) days prior to the termination of the within lease and is further based on the provision that the Lessee shall pay all taxes and insurance on the property. Lessor reserves the privilege of increasing the insurance coverage five percent (5%) each year during the term of this Lease.

Lessor also agrees to maintain the roof, structural portions of the building, and to be responsible for the upkeep and repair of the heating and air-conditioning equipment.

Lessee further covenants and agrees:

1. To accept the premises in its present condition and to be responsible for all utility bills and the maintenance of the interior.
2. To pay all water, gas, heat, electric power, and other charges for utilities used on said premises during the terms hereof.
3. To make such repairs as may be necessary to keep the building (exclusive of the roof and structural portions of the building) in usable condition.
4. To keep said premises in a clean and sanitary condition, and, except for normal wear and tear, to deliver the premises at the end of the term hereof in their present condition and state of repair.
5. Lessee may not assign this lease without prior written consent of the Lessor, and may not sublet the premises without prior written consent of the Lessor.
6. To make no alterations, additions, or changes in the main structure of the building on the leased premises without prior written consent of the Lessor.

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