

month during said term.

5. USE OF PREMISES. The premises shall be used by Lessee for _____

Tire Sales and Repair Store

and for any purpose consistent therewith, including, but not limited to the storage of materials and supplies.

6. REPAIR AND MAINTENANCE OF PREMISES. Lessee, by acceptance of possession of said premises, admits that the demised premises are in a state of good condition and repair and entirely tenantable, and all appliances installed and used in connection with the maintenance and operation of the demised premises are likewise in a state of good condition and repair and comply with the provisions of every law, ordinance, rule or regulation now in effect of Federal, State, County or Municipal governments, and Lessee hereby accepts the demised premises in their present condition. Lessee shall, at its own cost and expense, take good care of the demised premises and maintain them in a safe and sanitary condition and in good order, and shall make all ordinary repairs. Upon the termination of this sublease, Lessee shall deliver the demised premises to the Property Owner in as good condition and repair as reasonable and proper use thereof will permit.

7. LIENS. Lessee shall not suffer or permit any liens or encumbrances to be filed against the demised premises or against Lessee's interest in the demised premises by reason of work, labor, services, or material supplied or claimed to have been supplied to Lessee or to anyone holding the demised premises under or through Lessee; provided, however, that Lessee may, in good faith, contest any such lien or encumbrance upon furnishing Lessor indemnity, in form and amount satisfactory to Lessor.

8. COVENANT AGAINST WASTE. Lessee covenants not to do or suffer any waste or damage, disfigurement or injury to any building now or hereafter on the demised premises, or the fixtures and equipment thereof.

9. ENTRY BY LESSOR. (a) Lessee agrees to permit Lessor and The Property Owner, or their authorized representatives, to enter the demised premises at reasonable times during business hours for the purpose of inspecting the same and making any necessary repairs to the demised premises and to perform work that may be necessary to comply with any laws, ordinances or