

to the Lessees, provided they shall pay the rent as provided herein and comply with the terms and conditions of this Agreement. The \$150.00 security deposit, if available, may be used by Lessees, if they so desire, to purchase the personal items left by the Lessors on the premises as described in Paragraph (5) below;

(g) Not to vacate the premises during the term of this Agreement unless they shall first give the Lessors thirty (30) days' advance notice of their intention to do so, at which time the Lessors shall have the right to declare this Lease Agreement terminated and take possession of the demised premises and hold same free and clear from any claim or right of the Lessees, but with the Lessors' right to recover from Lessees any past-due rentals up to and including the last month of occupancy by Lessees.

(3) The Lessors agree:

(a) That the Lessees shall peaceably hold and enjoy the premises during the said term without any interruption by the Lessors or any persons rightfully claiming under them;

(b) To pay all taxes levied or assessed against the premises during the term of this Agreement;

(c) To maintain fire insurance coverage on the premises, excluding contents of same, in a sufficient amount so that at all times the proceeds therefrom shall be sufficient to rebuild or restore the premises to their present condition.

(4) In case the premises or any part thereof shall be damaged by fire or other unavoidable casualty, so that the same shall thereby be rendered unfit for use and occupation, then the rent hereby reserved or a just and proportionate part thereof shall be abated until the premises shall have been duly repaired and restored by the Lessors or, in case the premises shall be substantially destroyed, then at the election of either the Lessors or the