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ELEVENTH: The Lessee shall keep said premises in good and sufficient condition and repair and shall be responsible for any changes or modifications to the premises as deemed necessary by Lessee. No holes will be made in the roof of building; and, no holes will be made in the walls or floor without written consent of the Lessor. Face brick in front of building will not be painted, signs will not be posted or nailed into brick; however, signs will be permitted in front and attached to building as approved by Lessor. The Lessee agrees to replace at its own expense any and all broken glass on the demised premises.

TWELFTH: Lessee agrees to pay all charges for water, garbage, gas, heat, electricity, sewerage, and any other utilities or services used in and upon the leased premises. If any such charges should be billed directly to the Lessor and Lessee agrees to immediately reimburse the Lessor or to pay such charges after being notified of same by the Lessor. Air conditioning and heating units are being installed by Lessee, at Lessee's own expense. Lessee will bear the responsibility for preventative maintenance, upkeep, replacement of units and/or parts for efficient seasonal comfort on both heat and air conditioning units.

THIRTEENTH: In the event that the roof of the building should need to be repaired, Lessor is to be responsible for repair of same; provided, however, should any damage be caused to the roof by Lessee, Lessee is to be responsible for repair of same.

FOURTEENTH: Lessee agrees to furnish Lessor with proof of adequate insurance, prior to commencing construction to the demised premises, protecting against accidents and/or injury, including death.

FIFTEENTH: It is agreed that the rights of the Lessee hereunder shall be and remain subordinate to the right and lien of any mortgage placed upon said premises by the Lessor, and the Lessee agrees to cooperate and, if required by a prospective lender, to execute a subordination agreement as requested.

SIXTEENTH: Lessee agrees to purchase and pay for and install any and all other items and to maintain leased premises to its suitability, and to be responsible for meeting all county and/or city codes, such as electrical, heating, plumbing, safety devices, and to pay any and all construction fees and/or permit fees.

SEVENTEENTH: Lessee agrees to remove all trash from roof top as the same is accumulated during construction, and if any leaks occur in or around duct work, Lessee will repair same; all duct work inside the building must be insulated; and, a Ramset Gun is to be used throughout the building and not concrete nails.

EIGHTEENTH: Lessee agrees that no water is to be spilled on floor which could cause damage to the flower shop below; provided, however, should any damage occur, Lessee agrees to be solely responsible.

NINETEENTH: It is agreed that no indoor-outdoor carpet will be used inside the building, including stairways.

TWENTIETH: Lessee agrees to make a small hole in the second block from top of wall, for electrical wires to go into wall for electrical outlets and switches. All wiring must be copper.

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