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neighbors and the decorum of the neighborhood. Tenant will keep no pets in the residence and will not allow pets to roam out of doors in such a manner they become a nuisance in the neighborhood.

6. It is expressly understood that Tenant will maintain the following items at their own expense:

- a. To keep the sinks, laboratories and commodes open. (Notice of any malfunction must be reported within 5 days of occupancy.)
- b. To replace broken windows and locks, light fixtures, etc.
- c. To repair any damage to interior or exterior walls; electrical or plumbing fixtures, screens, doors and other furnishings.
- d. To keep lawn and shrubbery trimmed; the outside grounds free from unsightly objects (such as junk cars) and other debris.
- e. To pay for all utilities used while occupying said premises including 1/2 portion of street light. (This is prorated with Arthur Raeuber and is paid on an annual basis.) (Approximately \$3.00 per month.)
- f. To pay for any service to the heating system caused by Tenants misuse or reimburse Owner for any service calls made necessary by misuse of heating system or Tenant's inadequate supply of fuel.
- g. To repay the Owner for the cost of all repairs made necessary by negligent or careless use of said premises. Tenant is responsible for acts of vandals until such time that the premises have been inspected by Owner, after vacating.

7. Tenant will permit the Owner to inspect the premises during reasonable daylight hours.

8. Tenant will not assign, sublet or transfer the possession of premises.

9. Tenant covenants and agrees that should he elect to occupy said premises beyond any above stated term then such a holding over shall be on a month-to-month basis only. Tenant must give Owner at least 30 days written notice prior to vacating the premises. If the Tenant fails to give the required notice, then rent must be paid through the notice period. If for any reason Tenant fails to vacate at the end of the notice period then additional rent will be required for the extension of the notice period on a pro-rated basis.

10. Upon vacating the premises Tenant promises:

- a. To pay all rent due in full.
- b. To properly clean the premises and remove all trash and other debris.
- c. To lock and fasten all doors and windows.
- d. To return all keys for the premises. When the premises were leased
-2- keys were issued to Tenant.

11. Upon the failure by Tenant to make any payment of rent when it is due, or if the Tenant should breach any other covenants or conditions contained, or if the

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