

REV. 1145 REV. 625

16. Provide allowance of One thousand and no/100ths (\$1,000.00) dollars to build show window.

17. Warrant and maintain plumbing and hot water heater in good working order.

B. The Lessor agrees to do, keep and maintain the following.

1. Provide proper maintenance in front yard driveways and maintain asphalt customer parking area in back of building.

2. Lessor will maintain exterior and interior of building in good condition and repaint when necessary.

3. Keep and maintain furnace in good working condition.

4. Keep and maintain all electrical wiring in good working order.

The above improvements made to the building and its adjacent surroundings shall be done to the complete satisfaction of the Lessor and Lessee. All of the work will be done in a workmanlike manner and any items purchased that are permanently affixed to the building pursuant to this agreement shall become the sole property of the Lessor.

### III. OTHER PROVISIONS OF LEASE

1. If any rent shall be in default or if any default be made by the Lessee in any of the covenants, conditions or agreements herein contained for a period of thirty (30) days after written notice thereof by regular mail to the Lessee, it shall be lawful for the Lessor to re-enter and take possession of the premises and to again have, possess and enjoy the same to the exclusion of the Lessee.

2. If the Lessee shall be adjudged insolvent or bankrupt or shall make an assignment for the benefit of creditors, or if the interest of the Lessee herein shall be sold under execution or other legal process, it shall be lawful for the Lessor, at its option, or its successor or assigns, to re-enter the premises and again have, possess and enjoy the same to the exclusion of the Lessee as if this Lease Agreement had not been entered into, and thereupon this Lease Agreement shall cease, terminate and be utterly void, without prejudice.

3. The Lessee has examined and knows the condition.

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