

26. KIND OF BUSINESS

The business to be conducted in the within demised premises is that of an automotive repair shop.

27. UTILITIES

The Lessor agrees at the Lessors' cost and expense to provide to the perimeter of demised premises throughout the term hereof such sewer facilities and such utilities (including but not limiting the same to water, electric current and gas if available for commercial use) as the Lessee may require. The Lessee agrees to pay, at the usual local rate, for all such utilities consumed by the Lessee during the term thereof.

28. HOLDING OVER

It is mutually understood and agreed that in the event Lessee should hold over after the termination of this Lease Agreement, either by expiration of the term herein stated or otherwise, that such holding over shall not be construed as a holding over from month to month, year to year, or term of years, or for a periodic term of any kind, but such holding over shall be from day to day and solely at the will of the Lessor.

29. REPAIRS

All repairs of every kind and nature to the demised premises and the improvements thereon, but not limited to, repairs to the interior or exterior of the building thereon, repairs to the electrical, plumbing, heating, air conditioning and other mechanical installations thereon, repairs to walks, sight barriers, curbs, drives and parking lot, repairs to patios and canopies, painting of the interior and exterior of all improvements erected upon the demised premises shall be promptly performed by the Lessee, at its sole expense, so as to maintain same in good order and appearance at all times during the term of this Lease Agreement.

30. TAXES

The Lessee shall at all times during the term hereof, and any extended term, pay for all real estate and ad valorem taxes and special assessments against the demised premises. Lessee and Lessor will cooperate with one another in maintaining the lowest possible taxes and assessments on said property.

31. REMOVAL OF EQUIPMENT

At the termination of this Lease Agreement, the Lessee, if not in default, shall have the right to remove all trade fixtures and equipment which it installs

004

4328 RV-2