

shall be given by Lessee at least sixty (60) days prior to the expiration of the original or first extended term hereof.

The rental for the extended terms hereof shall be negotiated at such time as each renewal option is exercised but shall in no event exceed the sum of Three Hundred Fifty and no/100ths (\$350.00) Dollars per month.

5. Covenant of Title, Authority and Quiet Possession. Lessor covenants and warrants that Lessor has full right and lawful authority to enter into the lease for the full term aforesaid, and that Lessor is lawfully seized of the entire premises hereby demised and has good fee simple leasehold title thereto.

Lessor further covenants that if the Lessee shall discharge the obligations herein set forth to be performed by the Lessee, the Lessee shall have and enjoy, during the term hereof, the quiet and undisturbed possession of the demised premises.

6. Taxes. The Lessee shall pay when due all taxes, assessments or other governmental charges of every kind or nature, whether extraordinary or ordinary and whether or not presently contemplated by the parties, which shall or may be imposed on, or arise in connection with, the use of the demised premises or any part thereof with the exception of ad valorem real estate taxes on the underlying premises which shall be paid by the Lessor.

7. Utilities. The Lessee shall be solely liable for the payment of all utility charges as they become due including, but not limited to those for sewer, water, gas, electricity and telephone services. All applications and connections for utility services shall be maintained in the name of "Finley's Flowers".

8. Dumpster Rental. Lessee and Lessor hereby agree to share equally costs of renting the garbage dumpster which presently exists on the property or any replacement thereof except that Lessee will bear sole rental responsibility for any additional dumpsters which may be required in the conduct of its business.

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