

4. The Lessor agrees, at his expense, to demolish and remove the dwelling located on the lot last above described, and should the Lessor realize any profit from the sale of said building, he will use said profit in filling in said lot with dirt.

5. The repairs to be made to the building on the lot first above described are to be substantially in accord with "Exhibit A" attached hereto and denominated "Repair Work to be Done by Lessor". All other remodeling or repairs by the Lessees to said premises to be at their expense.

6. It is further agreed that the Lessees shall pay for all utilities consumed on the leased premises and to at all times maintain the interior of the leased premises in a satisfactory manner. The Lessor agrees to paint the interior of said premises as soon as the repairs and replacements are completed as above set forth, but thereafter all painting and interior decorating is to be done by the Lessees. The Lessees are to maintain all electrical wiring, all water and sewer pipes, fixtures and accessories on the above leased premises at all times and keep same in a proper state of repair.

7. The Lessor shall keep the outer walls and roof of said building in a satisfactory state of repair during the term of this Lease. However, should any damage occur to the outer walls, roof or windows of said building by the negligence or recklessness of the Lessees, their agents or servants, then the cost of such repairs shall be the responsibility of the Lessees.

8. The Lessor is to install a heating system for the building located on the lot first above described, but all fuel and necessary maintenance for said heating system is thereafter to be the responsibility of the Lessees.

9. The Lessees shall have the right to renew this Lease for an additional period of five (5) years at a rental not to exceed \$300.00 per month as rent for the premises first above described and at a rental not to exceed \$100.00 per month for the premises last above described and at a rental not to exceed \$300.00 per