

increased or decreased ad valorem real estate taxes following this procedure. Within ten (10) days after the first ad valorem real estate tax assessment is made which includes within its coverage all the dwelling units covered by this Lease, the Lessor will present to the Authority proof of said tax assessment. On the first anniversary and every subsequent anniversary of this Lease, Lessor will present evidence to the Authority showing any increase or decrease in real estate taxes on the Premises, and the Authority will then adjust the per unit rental by the amount of such increase or decrease allocable to each unit.

- (c) To maintain at no cost to the Authority, landlord, and tenant liability insurance for limits of \$100,000, \$300,000 and \$50,000 and fire and extended coverage insurance in adequate amounts.
- (d) The Lessor agrees to hold the Authority harmless for all damages and injuries to persons and property resulting from fire or explosion.
- (e) The Lessor warrants that there are no outstanding liens and encumbrances that will interfere with the Authority's possession of the Premises in accordance with the terms of this Lease, and, furthermore, said Lessor has the right to execute this Lease.

7. REPAIRS AND MAINTENANCE

- (a) Lessor will be responsible for the maintenance and repair of all roofs, outside walls, foundations and underground piping on the premises. The exterior of each dwelling unit, including the roof, shall be kept in good repair and attractive condition at all times by the Lessor; and the Lessor further agrees to redecorate the exterior of each dwelling unit in