

of the premises and that no representations as to the condition or repair of the premises have been made by the Lessor prior to or at the execution of this Lease Agreement except as to those in Paragraph II.

4. The Lessee agrees to keep said premises in good order and repair and be responsible for any and all damages to said premises caused by the act of the Lessee or its licensees or invitees.

5. The Lessor and agents of the Lessor shall have the right to enter the leased premises at all reasonable times and inspect and examine the condition thereof or to make such repairs, additions or alterations therein as may be deemed necessary by the Lessor for the safety, preservation or improvement thereof, but such entry shall be made only after reasonable notice to the Lessee.

6. All alterations, additions and improvements to the leased premises made by either party prior to or during the term of this lease, shall remain for the benefit of the Lessor at the termination of this Lease Agreement.

7. If during the term of this Lease Agreement the premises shall be destroyed by fire, the elements or other cause, so as to become untenable, then this Lease Agreement shall cease and become null and void from the date of such damage or destruction, and the Lessee shall immediately surrender the premises to the Lessor and shall pay rent only to the time of such surrender; provided, however, if the premises shall be damaged by fire or other cause so as to be capable of being repaired within a reasonable time, the Lessor shall have the option to repair same, and during the time that the repairs are being made, the Lessor shall remit to the Lessee a just and fair portion of the rent according to the nature of the damages sustained according to the extent that the Lessee is deprived of the use of the premises.

8. Upon expiration of this Lease Agreement, or any holding over by the Lessee permitted by the Lessor, the Lessee shall quit and surrender to the Lessor the leased premises, broom clean, in good order and condition with reasonable use, ordinary wear, fire and casualty excepted. All furniture, appliances and other household items presently located in said premises as furnished by the Lessor shall simultaneously be surrendered to the Lessor in good order and condition with reasonable use, ordinary wear, fire and casualty excepted.

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