

All rental payments to be made in connection with the within Lease, and any extension or renewal thereof, shall be payable in advance on the 1st day of each month.

The Lessor agrees to maintain the roof, structural portions of the building, and to be responsible for the upkeep and repair of the heating and air-conditioning equipment.

Lessee further covenants and agrees:

1. To accept the premises in its present condition and to be responsible for all utility bills and the maintenance of the interior.

2. To pay all water, gas, heat, electric power, and other charges for utilities used on said premises during the terms hereof.

3. To make such repairs as may be necessary to keep the building (exclusive of the roof and structural portions of the building) in usable condition.

4. To keep said premises in a clean and sanitary condition, and, except for normal wear and tear, to deliver the premises at the end of the term hereof in their present condition and state of repair.

5. Lessee may not assign this Lease without prior written consent of the Lessor, and may not sublet the premises without prior written consent of the Lessor.

6. To make no alterations, additions, or changes in the main structure of the building on the leased premises without prior written consent of the Lessor.

7. To permit the Lessor, from time to time, to enter the leased premises at reasonable hours for the purpose of inspecting the same to determine the extent of compliance by Lessee with the terms hereof.

Lessor and Lessee mutually covenant and agree:

(a) If the premises shall be partially damaged by

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