

the preceding lease year. All rent shall be paid in advance no later than the tenth day of each month during the term of the lease and shall be sent by mail to the Lessor at such address as it may notify the Lessee in writing.

III

Lessee hereby covenants with Lessor as follows:

A. To keep in good repair the glass and interior of the premises, and to repair any damages to the leased premises caused by negligence of Lessee, Lessee's agents, employees, or business invitees not covered by the Lessor's insurance.

B. To pay all utility charges during the term of this lease.

C. To use the leased premises for the sale of carpets, rugs, floor coverings, and related purposes, and for any service involved with or incidental thereto, and not to do anything therein which would be considered extra hazardous by insurance companies carrying insurance thereon, thereby causing a cancellation of insurance.

D. Not to assign this lease or sublet the whole or any part of the premises without the prior written consent of Lessor, which consent shall not be unreasonably withheld.

E. To notify the Lessor of any defect in the exterior, roof, outside walls, floor and other structural portions of the building within a reasonable time after the Lessee shall become aware of any such defect.

IV

Lessor hereby covenants with Lessee as follows:

A. To keep in force fire and extended coverage insurance on the leased premises.

B. To pay timely all property taxes assessed against the leased premises during the term of said lease.

C. To maintain in proper repair the exterior, roof, outside walls, floor, all structural portions of the building on the leased premises, which the Lessor warrants to be in sound condition and proper repair at the time of execution of this lease.

945

4328 RV.2