

the Lessor be compelled to commence or sustain action in law to collect said rent or parts thereof or dispossess the Lessee or to recover possession of the said premises.

ARTICLE VII
MAINTENANCE

The Lessee shall maintain the grounds (except repairs to the parking area which shall be maintained by the Lessor) and all other maintenance of the buildings except as expressly assumed by the Lessor herein. Lessor shall be responsible for the repairs to the roof and for all repairs or replacements to the heating and air conditioning and underground plumbing costing over Three Hundred (\$300.00) Dollars for any one repair or replacement job

Lessee shall give Lessor written notice of any repairs or replacements to be done by the Lessor and the Lessor shall commence such repairs or replacements within ten (10) days of the notice unless prohibited from doing so because of circumstances beyond the Lessor's control. If the Lessor does not commence the repairs or replacements within the ten (10) day period, and is not prohibited from doing so because of circumstances beyond the Lessor's control, then the Lessee shall have a right to proceed with the repairs or replacements and deduct the costs from the rent.

Handwritten initials/signature