

installments of One Hundred Thirty-Five (\$135.00) Dollars, in advance on or before the first day of each month during the term of this lease.

4. The Lessor does hereby grant unto the Lessee the right and option to extend the term of this lease upon the same rental and provisions as contained herein for an additional term of one (1) year.

5. During the term of this lease and any extension thereof, the Lessor shall: (a) pay all taxes and assessments upon the demised premises; (b) maintain fire, casualty, and other usual hazard insurance on the demised premises; (c) maintain in good order and repair the exterior walls, foundation, and roof of the building on the demised premises; (d) provide and maintain in good repair (1) the heating and heating systems; (2) water; (3) plumbing and plumbing units.

The Lessee shall otherwise maintain the demised premises in good order and repair during the term of this lease and any extension thereof and shall deliver the demised premises to the Lessor at the termination hereof in as good condition as they existed at the commencement hereof, reasonable wear and tear and damage by fire or other casualty excepted. The Lessee hereby accepts the demised premises in the condition in which they now exist, and, except as provided herein, the Lessor shall not be called upon to make or otherwise be responsible for repairs or maintenance to the demised premises or any part thereof.

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