

- (d) The Lessor agrees to hold the Authority harmless for all damages and injuries to persons and property resulting from fire or explosion.
- (e) The Lessor warrants that there are no outstanding liens and encumbrances that will interfere with the Authority's possession of the Premises in accordance with the terms of this Lease, and, furthermore, said Lessor has the right to execute this Lease.

7. REPAIRS AND MAINTENANCE

- (a) Lessor will be responsible for the maintenance and repair of all roofs, outside walls, foundations and underground piping on the premises. The exterior of each dwelling unit, including the roof, shall be kept in good repair and attractive condition at all times by the Lessor; and the Lessor further agrees to redecorate the exterior of each dwelling unit in a reasonable workmanlike manner at least every five years as to trim, such five year periods to be computed from the inception of this lease, provided this lease is in force and effect. The Lessor shall not be responsible for painting or redecorating any masonry on the exterior of the dwelling units. The Lessor further agrees to provide reasonable landscaping, including, without limitation, sufficient lawn and shrubbery to produce an attractive appearance. The Lessor will also be responsible for the replacement of any property or equipment furnished by the Lessor and found to be defective and unusable, and the Lessor will also be responsible for replacement as required of cooking stoves, refrigerators, hot water heaters and furnace heat converters. In the event the Lessor fails, upon notice, to comply with its obligation under this Sub-paragraph (a) of Paragraph 7, the Authority may do so and deduct the expense thereof from the rent or collect the cost from the Lessor.
- (b) The Authority will be responsible for the normal maintenance and repair of the interior of the leased premises, including, without limitation, redecoration, wiring, plumbing, windows, floors, walls and ceilings, provided, however, that the Authority will not be responsible for any maintenance and repairs resulting from fire and explosion or other cause for which the Lessor has covenanted and agreed to furnish insurance coverage or for which the Authority is to be held harmless. The Authority will also be responsible for normal

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