

proper, private housing facilities for low-income families.

- (b) To notify the Lessor promptly of any defect appearing in any part of, or in any equipment at the leased Premises which the Lessor is obligated to maintain and operate.
- (c) Not to allow the sublessees to commit or permit any nuisance or unlawful conduct in or about the Premises.
- (d) To permit the Lessor to enter the Premises at any reasonable time for the purpose of making repairs or to determine the condition of the Premises and/or compliance with the condition of the Lease by the Authority or its sublessees.
- (e) To permit the Lessor to show the Premises to prospective tenants or purchasers at all reasonable times within thirty (30) days prior to the expiration of this Lease and to exhibit notices for letting or sale within thirty (30) days prior to expiration of the term.
- (f) The responsibility for utilities will be between the Authority and the tenant.

6. The Lessor hereby covenants and agrees as follows:

- (a) That the Authority and its sublessees shall have peaceful possession of the Premises herein leased.
- (b) The Lessor and the Authority further agree to alterations of the per unit rental as a result of increased or decreased ad valorem real estate taxes following this procedure. Within ten (10) days after the first ad valorem real estate tax assessment is made which includes within its coverage all the dwelling units covered by this Lease, the Lessor will present to the Authority proof of said tax assessment. On the first anniversary and every subsequent anniversary of this Lease, Lessor will present evidence to the Authority showing any increase or decrease in real estate taxes on the Premises, and the Authority will then adjust the per unit rental by the amount of such increase or decrease allocable to each unit.
- (c) To maintain at no cost to the Authority, landlord, and tenant liability insurance for limits of \$100,000, \$300,000 and \$50,000 and fire and extended coverage insurance in adequate amounts.

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