

or any dwelling unit is deleted from said Lease as hereinafter provided on a day other than the last day of the month, the Authority shall be reimbursed the proportionate part of said rent paid for the part of the month not expired.

5. The Authority covenants and agrees as follows:
- (a) Not to use the Premises or permit the use thereof for any disorderly or unlawful purpose but only to provide 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