

rights and claims in the property except said mortgage.

V.

USE OF LEASED PREMISES

It is understood that the above described leased premises is being leased to Tenant for the purpose of operating a retail store for the sale of general merchandise at discount prices. Tenant covenants that it will not use the leased premises for any other purpose, other than for this general purpose, without the written consent of Landlord.

VI.

REPAIR AND MAINTENANCE

(a) The leased premises is delivered to Tenant in good order and in good state of repair, and Tenant agrees to use the same as a prudent administrator would do and to return the same to Landlord upon the termination hereof in the same condition as that when received, ordinary wear and tear incident to the use of the leased premises being excepted.

(b) Tenant agrees to maintain the leased premises in a good and sound state of repair. Such obligation to maintain shall include, without limitation, maintenance of the roof, walls, foundation and other structural portions of the building, painting of the interior and exterior of the building as needed, maintenance of the plumbing fixtures, air conditioning systems and equipment, springer systems and equipment, light fixtures and equipment, all gas and electrical apparatus and equipment, and all other fixtures and equipment attached to and used in connection with the building, replacement of broken glass, maintenance of the hard surfaced parking area included in the leased premises.

VII.

IMPROVEMENTS AND FIXTURES

All improvements and additions to the leased premises shall adhere to the leased premises, and become the property of the Landlord, with the exception of such additions as are usually classed as furniture and trade fixtures; said furniture and trade fixtures are to remain the property of the Tenant, and may be removed by the Tenant upon the expiration of this lease,