

(2) To pay all water, gas, heat, electric power, and other charges for utilities used on said premises during the terms hereof.

(3) To make such repairs as may be necessary to keep the building, water pipes, fixtures and accessories in usable condition.

(4) To keep said premises in a clean and sanitary condition, and except for normal wear and tear, to deliver the premises at the end of the term hereof in their present condition and state of repair.

(5) Lessees may not assign this lease without prior written consent of the Lessor.

(6) To make no alterations, additions or changes in the main structure of the building of the leased premises without prior written consent of the Lessor.

(7) Lessees shall, during the entire term of this lease, at their own cost and expense, maintain an insurance policy for protection against fire loss and other perils concerning the building on the leased premises, and the Lessees agree to furnish Lessor upon demand a certificate of said insurance.

(8) To permit the Lessor, from time to time, to enter the leased premises at reasonable hours for the purpose of inspecting the same to determine the extent of compliance by Lessees with the terms hereof.

The Lessor and the Lessees mutually covenant and agree:

(a) That if the rent shall not be paid when due, or if the Lessees shall fail to perform any of the other covenants and agreements hereof, the Lessor may give the Lessees written notice of its intention either to declare the rental for the entire term immediately due and payable (and of its intention thereupon to collect the same), or to declare this lease terminated, and

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