

**Utility Bills**

6. Lessee shall pay water, gas, electricity, fuel, light, heat and power bills for leased premises, or used by Lessee in connection therewith. If Lessee does not pay the same, Lessor may pay the same and such payment shall be added to the rental of the premises.

**Repairs by Lessor**

7. Lessor agrees to keep in good order the roof, exterior walls (exclusive of all glass, including plate glass doors), and water, sewer and sprinkler systems (if any), and hot water heater, but not fixtures pertaining to such systems. It is understood that the Lessor shall be responsible for the replacement of boiler motor, compressor (as a part of the air conditioning system) any time after the first ten years of this lease agreement have expired. It is understood and agreed that the Lessee shall enter into maintenance contracts on the mechanical equipment with reputable maintenance concerns. Lessor gives to Lessee exclusive control of premises and shall be under no obligation to inspect said premises. Lessee shall at once report in writing to Lessor any defective condition known to him which Lessor is required to repair, and failure to so report such defects shall make Lessee responsible to Lessor for any liability incurred by Lessor by reason of such defect.

**Repairs by Lessee**

8. Lessee accepts or will accept the leased premises in their present or when completed condition and as suited for the uses intended by Lessee. Lessee shall, at his own expense, keep and maintain the said premises and appurtenances and every part thereof in good order and repair except portions of premises to be repaired by Lessor under terms of Paragraph 7. Lessee agrees also to keep all fixtures pertaining to heating, air conditioning, water, sewer, electrical and sprinkler system, (if any), in good order and repair and agrees also that he is liable for any damage to such heating, air conditioning, water sewer, electrical and sprinkler systems, (if any), if such damage is due to negligence of Lessee. Lessee agrees to return said premises to Lessor at the expiration of this lease in as good condition and repair as when first received, natural wear and tear, damage by storm, fire, lightning, earthquake or other casualty alone excepted.

**Painting and Redecorating**

9. The Lessee shall redecorate, paint and renovate the demised premises as may be necessary to keep them in proper condition and good appearance.

**Signs**

10. Lessee may install and maintain electric or other artistic signs capable of being illuminated, advertising its business or products sold in the demised premises, provided that Lessee obtains the necessary permits from proper governmental authorities for the erection and maintenance of said sign, and the prior approval and consent of the Lessor as to size, design and location of the sign on the premises, which approval will not be unreasonably withheld.

**Rubbish Removal**

11. The Lessee shall keep the premises clean, both inside and outside, at its own expense, and will remove the ashes, garbage, excelsior, straw and other refuse from said premises. The Lessee shall not burn any materials or rubbish of any description upon said premises. The Lessee also agrees to keep the parking area adjoining said store free from rubbish, dirt, ashes, garbage, excelsior, straw and other refuse. Lessee agrees to keep all accumulated rubbish in covered containers and to have same removed regularly. In the event the Lessee fails to keep the demised premises and other portions heretofore described in the proper condition, the Lessor may cause the same to be done for the Lessee and the Lessee hereby agrees to pay the expense thereof on demand, as additional rent.

**Parking Area**

12. Lessee shall have a nonexclusive right of use of all streets, driveways and allies adjoining said premises. Public parking places provided by Lessor in and about the building or buildings are

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