

The Tenant shall also pay any special assessment imposed upon such property for any purpose whatsoever during such term, provided that such special assessment is caused by the operation of the day care center within the apartment property. The present tax shall be defined as the tax levied during the first year of the lease.

(8) The Tenant covenants and agrees:

(a) That it will continuously and uninterruptedly, during the life of this lease, occupy and use the entire leased premises for the purpose specified during the usual business hours and on such days as comparable businesses are open for business. That it shall at all times maintain an adequate personnel for the efficient service of its customers and generally to conduct its business in a high grade and reputable manner so as to establish and maintain a high reputation for the Landlord's apartment project.

(b) That it will not engage in any act or practice which might injure the building or be a nuisance to other tenants in the apartment project; that it will keep the premises under its control clean and free from rubbish and dirt at all times and will store all trash and garbage within the leased premises and arrange for its removal at its expense; that it will not burn any trash or garbage on the leased premises or on any part of the apartment project without the written consent of the Landlord.

(c) That it will maintain a sign and lights in the exterior of the leased premises, but such sign shall be approved by the Landlord.

(d) That it will not assign this lease nor sublet the premises in whole or in part without the written consent of the Landlord.

(e) That it will pay for all water, heat, gas and electricity that it may require for its purposes.

(f) That it will, at its expense, make all repairs and replacements not hereinafter expressly assumed by Landlord, including, but not being limited to, the repair of all plumbing, toilets, heating

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