

due and payable on the seventh (7th) day of each month; and with a late charge of five per cent (5%) of said monthly rental payment attaching to and owing as a part of, any monthly rental payment remaining unpaid more than five (5) days after the date upon which it becomes due and payable.

3. That it is understood by and between the parties hereto that the lessee shall take the premises in its present condition.

4. That during the term of this lease the lessees will provide, at their expense, such lights, heat, water, and other utilities as they may require, and will make any and all repairs and replacements to said building, including painting and all necessary plumbing and electrical repairs necessary to keep and maintain said premises in good usable condition or as reasonably necessary for the preservation and protection thereof.

5. That the lessee hereby covenants that he has procured and will continue to maintain and keep in force insurance on the demised premises, against loss by fire and other hazards covered by extended coverage, said coverage to be not less than Thirty-five Thousand (\$35,000.00) Dollars, in the joint names of lessee and lessors, and will, upon request, furnish lessors with satisfactory evidence of the existence of such insurance. In the case of loss by fire or any other hazard, the entire proceeds of such insurance will be used for repair or replacement of the damaged property, unless lessee and lessors mutually agree in writing to the contrary.

6. That during the life of this lease, the lessee will keep the leased premises, including both building and grounds, clean and orderly at all times, and will not permit the leased premises to be so used at any time as to constitute a nuisance.

7. That the lessee covenants and agrees that he will not assign this lease or sublet the premises in whole or in part without the written consent of the lessors.

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