

if the Lessor so instructs and desires her to do so. Furthermore the Lessee Margaret M. Cromer will show and attempt to rent all apartments which may become vacant to desirable tenants sent to her by a real estate agent or others but shall be under no duty to advertise and find tenants. Furthermore the Lessee Margaret M. Cromer will exert her best efforts to be on the premises at all times except in the event of emergencies or during her vacation trips to carry out her supervisory duties. The terms and conditions imposed upon Margaret M. Cromer under the terms of this paragraph are subject to her being physically able to perform the duties herein imposed upon her which duties shall be at the exclusive expense of the Lessor except for the time of Margaret M. Cromer which shall be given free of charge. The Lessor shall have the right to terminate the duties herein imposed upon the Lessee Margaret M. Cromer but not the right to terminate the term or to modify the rental hereinabove elsewhere provided.

IV.

The Lessor shall furnish to the apartment to be occupied by the Lessees all water and heat, but the Lessees shall pay at their own expense all power bills connected with the operation of said apartment. The Lessor shall maintain at his expense the apartment to be occupied by the Lessees including reasonable periodic repainting thereof when necessary.

V.

The Lessees shall maintain the interior of their apartment in a reasonably good state of repair and at the termination hereof will deliver up the same in as good a condition as they shall find it on the date of occupancy, reasonable wear and tear and damage by fire or other unavoidable casualty alone excepted. Subject to the supervision of the Lessee Margaret M. Cromer above provided, the Lessor shall at his expense maintain the exterior of the premises and the building in a good state of repair and condition.

VI.

If the rent due and payable hereunder shall not be paid within thirty (30) days after the same become due the Lessor may at his option declare this lease terminated and take possession of the premises with the right to collect all rentals due and payable up to the date of taking possession. As long as the Lessees pay the rental when due the Lessees shall hold and enjoy the premises during the term without interruption by the Lessor or any person rightfully claiming through the Lessor.

VII.

In the event that the leased premises or a substantial portion thereof should be destroyed or damaged by fire or other unavoidable casualty or taken by eminent domain proceedings to the extent that the same are unfit for occupancy and use, the rental hereunder shall be suspended until the premises are restored and made fit for occupancy and use. If the premises are totally destroyed by fire or other casualty or totally taken by eminent domain proceedings so as to render the same totally unfit for continued occupancy and use either the Lessor or the Lessees shall have the right to terminate this agreement upon giving written notice to the other within ten (10) days from the date of destruction or eminent domain taking of said premises.

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