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FIFTEENTH: In the event the Tenant shall continue to remain in and occupy said premises after the expiration of the term of this lease, such holding over shall not in any way be construed as a renewal or extension of the term of this lease, but such holding over shall constitute a tenancy from month to month only, but subject to all of the covenants and conditions of this lease, other than those relating to the term hereof, for which tenancy the Tenant agrees to pay to the Landlord as rental for said premises and/or liquidated damages the sum of Two Hundred Fifty and No/100 (\$250.00) Dollars per month.

SIXTEENTH: The use of the premises herein leased is subject to any applicable zoning ordinances or regulations and setback lines of any governmental authority.

SEVENTEENTH: It is agreed and understood that all taxes levied or assessed against said premises during the term of any extension thereof, or any special assessments levied against said real estate, shall be the sole responsibility of the Landlord. In the event that the Landlord fails to pay such assessments or taxes and the property is levied or assessed by such taxing authorities, then the Tenant shall have the right to make payment of the taxes or assessments and deduct such amount of payments from the rentals due to the Landlord, provided, however that nothing shall prevent the Landlord in good faith from contesting the validity of or amount of any tax, imposition, charge or assessment that may be levied by any taxing authority.

EIGHTEENTH: It is agreed and understood that any repairs to the roof, walls and foundations shall be the responsibility of the Landlord. In addition, the Landlord shall be responsible for the repair or replacement of the heating or air-conditioning system where the cost of said repair or replacement shall exceed \$100.00.

NINETEENTH: The Landlord agrees to maintain fire and extended coverage insurance on the premises in a sufficient amount so that at all times the proceeds shall be sufficient to rebuild or restore the premises to their present condition. The Tenant agrees to procure

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