

23. Lessee will maintain the interior of the leased premises and be responsible for janitorial services, painting, faucet leaks, stopped up drains, replacement of light bulbs, and other items normally furnished by Lessees.

24. Lessor shall not be responsible for any accident or injury to any person or for loss or damage to any goods or things on, near, or related to the subject premises.

25. Lessee agrees to provide adequate lighting for the leased premises during all hours of darkness, with a minimum of three (3) lights being required.

26. Lessee agrees that the Lessor, his agents, servants, or employees, may at all times, consistent with the Lessee's use of the property, have access through said property for the purpose of egress and ingress in and to the rear of the premises of Lessor's home, which said home fronts on Pelham Road. Lessee further agrees that Lessor may, at his sole discretion, erect at the rear property line of the leased premises a suitable fence with a ten (10) foot gate, so as to provide access for egress and ingress to the rear of Lessor's premises as hereinabove provided.

27. The Lessee agrees that it will commit no act so as to subject the leased premises to any lien or other charge as the result of repairs or improvements made by Lessee on the subject premises.

28. The building and all improvements or attachments thereto shall be and remain the property of the Lessor, and Lessee agrees that the Lessor has made no warranty, guaranty, or representation as to the operation or sufficiency of any heating or cooling unit to be used on the premises. It is agreed, however, that the Lessee may, at his own expense, remove the exhaust fan hood located on the inside of the building. It is agreed that the Lessee in the removal of such hood may retain the same for his own use. However, all other parts and fixtures, including the unit through the roof and all parts in the upper portion of the building, including the exhaust motor shall remain attached to and a part of the building and property of the Lessor.

29. The grease trap will be inspected no less than annually by the County Health Inspectors and/or Lessor, and if a recommendation is made that such trap be cleaned of grease or other foreign matter the Lessee will bear the expense of such cleaning.

MR.  
H. P. B.

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