

the sum of One Hundred and Fifty (\$150.00) Dollars per month, in advance, on the first day of each and every month during the term of this lease and any renewal thereof.

(4) Utilities. It is understood and agreed the Lessor will furnish all utilities, including lights, heat and water at Lessor's expense and the Lessee will be solely responsible for furnishing its telephones at the Lessee's expense. The Lessor will pay all taxes assessed against the demised premises, provided, however, the Lessee will pay any taxes assessed against the personal property of the Lessee solely owned by the Lessee.

(5) Maintenance. The Lessor agrees, at its own expense, to be solely responsible for all maintenance and upkeep of the entire building including the demised premises. The Lessor agrees at its expense to maintain the entire demised premises in good working order including, but not limited to, the roof and exterior walls of the building and the heating, air conditioning, plumbing, and electrical systems. The Lessee agrees to return the demised premises to the Lessor at the expiration of the within lease and any renewals thereof without damage and in as good condition and repair, ordinary wear and tear excepted, as at the beginning of this lease agreement.

(6) Assignment and Sublease. The Lessee shall neither assign or sublease the leasehold premises in whole or in part without the written consent of the Lessor, which consent shall not be unreasonably withheld.

(7) Renewals. It is further understood and agreed the Lessor grants to the Lessee the options and privileges of extending and renewing this lease at the expiration of the initial term of this lease and each consecutive year thereafter during which the lease has been renewed for nineteen (19) additional one year periods by notifying the Lessor in writing ninety (90) days prior to the expiration date of the initial term of this

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