

**It is understood and agreed** between the parties hereto—

**FIRST:** That the Tenant in addition to the rent, will pay all charges for water, electricity and gas used during the term of this lease or any renewal thereof. Said Tenant shall not keep or have therein or thereupon any article or thing of a dangerous, inflammable or explosive character, which might increase the danger of fire upon said premises, or which might be pronounced "Hazardous" or "Extra Hazardous" by any responsible insurance company.

**SECOND:** That during the last three months of this lease or any renewal thereof, the Landlord or his agent, shall have the privilege of displaying the usual "for sale" and "to let" signs on the premises and to show the property to prospective purchasers or tenants.

**THIRD:** That in case the Tenant has the privilege of renewing this lease, the Tenant shall give notice in writing to the broker or Landlord of his intention at least three months prior to the expiration hereof.

**FOURTH:** That the Tenant shall use the premises hereby leased exclusively for a private residence (unless otherwise specified herein); and that the Tenant will not, without the consent of the Landlord, assign this lease, nor let or underlet the whole or any part of the said premises, nor make any alterations therein or thereupon under the penalty of forfeiture and forfeiture.

**FIFTH:** That if the said premises or any part thereof shall, during said term or previous thereto, be slightly damaged by fire, the premises shall be promptly repaired by the Landlord and an abatement will be made for the rent corresponding with the time during which and the extent to which said premises may have been untenable, but if the building or buildings should be so damaged that the Landlord shall decide not to rebuild, the term of this lease shall cease and the aggregate rent be paid up to the time of the fire.

**SIXTH:** The said Tenant agrees that the said Landlord or Agent shall have the right to enter into and upon said premises or any part thereof, at all reasonable hours for the purpose of examining the same, or making such repairs or alterations as may be necessary for the safety and preservation thereof.

**SEVENTH:** That the Tenant shall keep the fixtures in said house or on said premises in good order and repair; shall keep the faucets in repair; the furnace clean and the electric bells in order, the walks free from ice and snow; and shall at the Tenant's expense make all required repairs to the plumbing work, range, heating apparatus and electric light or gas fixtures whenever damage shall have resulted from misuse, waste or neglect, it being understood that the Landlord is to have same in good order when giving possession. It is also agreed that no signs or painting shall be placed or done in or about or upon said premises without the consent of the Landlord.

**EIGHTH:** That the Tenant is to comply with all the sanitary laws, ordinances and rules and all orders of the Board of Health or other authorities affecting the cleanliness, occupancy and the preservation thereof for the demised premises and the sidewalks connected to the said premises, during said term of this lease.

**NINTH:** That the Landlord agrees that the Tenant shall have the free use of all fruit, vegetables and other products of the premises during the term of this lease, and the Tenant agrees that the Tenant will permit no waste or injury to the trees, shrubbery, or vines or remove same from the premises and that the grounds shall be kept at all times in neat order and condition.

**TENTH:** The Tenant agrees that this lease shall be subject and subordinate to any mortgage or mortgages now on said premises or which may hereafter be placed on said premises, and to all advances made or which may be hereafter made on account of said mortgages, to the full extent of the principal sums secured thereby and interest thereon, and the Tenant agrees upon request to hereafter execute any paper or papers which the counsel for the said Landlord may deem necessary for the purpose of the said mortgages and the Landlord is hereby empowered to execute such paper or papers in the name of the Tenant and in the name of the said Landlord and this authority is hereby declared to be coupled with an interest and not revocable.

**ELEVENTH:** That the Tenant shall not assign this lease or sublet the same or any part thereof without the written consent of the Landlord, and that the Tenant shall not use the premises for any purpose other than that specified in this lease, and that the Tenant shall not use the premises for any purpose which is prohibited by law, and that the Tenant shall not use the premises for any purpose which is dangerous, inflammable or explosive, and that the Tenant shall not use the premises for any purpose which is contrary to public policy, and that the Tenant shall not use the premises for any purpose which is against the interests of the Landlord, and that the Tenant shall not use the premises for any purpose which is against the interests of the community, and that the Tenant shall not use the premises for any purpose which is against the interests of the public, and that the Tenant shall not use the premises for any purpose which is against the interests of the State, and that the Tenant shall not use the premises for any purpose which is against the interests of the Nation, and that the Tenant shall not use the premises for any purpose which is against the interests of the World.