

(b) Lessor shall adequately light the area upon and adjacent to that which Lessee's laundry equipment is located, and shall, at its own expense, provide and maintain all necessary electric, gas, water and ventilating facilities and all other facilities required to properly operate said laundry equipment on the Demised Premises, including specifically all utility connections, plumbing connections, adequate hot and cold running water, water heaters, lighting fixtures, electrical hookups, switches, outlets, and other facilities for electric power, and adequate openings in laundry rooms so that each dryer can be individually vented. Lessor shall, at its own expense, pay the cost of all utilities (water, electric, and gas) consumed in connection with the use of the laundry equipment. Lessor shall be responsible for keeping the Demised Premises clean and in an orderly condition, including for example, rubbish removal and cleaning of floors.

(c) To promptly notify Lessee if and when said equipment may cease to operate in a normal manner, which notification may be given by an agent, servant or employee or representative of the Lessor.

(d) To provide the Lessee during the entire term of this Lease with the right of free access to the Demised Premises to inspect, maintain, install, replace and/or remove said equipment, and to collect cash receipts therefrom.

(e) To provide the tenants of the dwelling units of the Apartment Complex with free and unobstructed access to the Demised Premises during all hours for the purpose of using the laundry equipment therein installed.

(f) To in no way remove or move, disconnect or tamper with Lessee's laundry equipment for any reason whatsoever other than to perform necessary janitorial or maintenance activities in and around the facilities hereby leased.

(g) To allow Lessee the right to connect said laundry equipment to necessary utility connections which are to be provided by Lessor on the Demised Premises.

5. The parties hereto mutually covenant and agree as follows:

(a) At all times, the laundry equipment installed in the leased premises shall remain in the sole property of Lessee, shall not be subject to any liens or mortgages covering the real property, and shall not be deemed to be attached to or a part of the real property.

(b) Lessor agrees to maintain and pay for adequate fire insurance with extended coverage, (in no event less than 80% of the full insurable value) on the Apartment Project and will, upon request, furnish certificate of insurance or other satisfactory evidence of its compliance with the provisions of this article. Lessor will provide evidence of all insurance on Lessee's equipment located on or in said project.

(c) This Lease shall be freely assignable without notice to Lessor and shall be binding upon and inure to the benefit of the parties hereto, their heirs, executors, administrators, successors and assigns. This Lease shall survive any sale, conveyance, or other transfer of the Apartment Complex and Demised Premises, shall be construed in all respects as a lease and not a license. Lessor covenants and agrees that it will not transfer said premises without first informing the transferee of the existence of this Lease, and obtaining such transferee's written agreement to take said premises subject to all the terms and conditions herein and to discharge and ensure all obligations arising herein on the part of the transferee. This Lease, or a short form thereof, may be recorded among the land records of the jurisdiction in which the Demised Premises are located, the expense thereof to be borne by Lessee.

(d) In the event Lessor or his successors shall breach any of the terms of this Lease requiring Lessee to obtain the services of an attorney for enforcement, Lessee shall recover from Lessor, in addition to any other relief allowed by law, all costs of enforcement, including reasonable attorneys fees.

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