

recreational vehicles, leasing operation of U-Haul type trucks, vans, trailers, etc., and office, wholesale or showroom space in the front area. If it is used for any other purpose other than those specified, written consent must first be obtained from LESSOR. Consent will not be unreasonably withheld.

DEPOSIT: The LESSEE shall post a deposit of the first month's rent in the amount of EIGHT HUNDRED FIFTY AND NO/100 DOLLARS (\$850.00) at the time of signing this lease. Said deposit will be applied to the first month's rent.

MAINTENANCE: The LESSEE shall keep, maintain and repair at its own expense all interior and exterior portions of the demised premises including but not limited to all glass and plate glass, all plumbing, heating and air conditioning equipment, all lighting and power circuits, fixtures and attachments, and all driveways, delivery areas, walkways, entry ways, sidewalks and parking areas, except such repairs as made necessary by reason of fire and other casualties covered by LESSEE'S fire and extended coverage policy as hereinafter provided, excepting reasonable wear and tear. The LESSOR shall be responsible for maintenance to the roof and exterior walls only. The LESSEE will be responsible for replacing such utility equipment located within said premises which will be operating and functioning at time of lease if and when replacement is needed.

LEAKS: It is further agreed that LESSOR shall not be responsible for any damages resulting from leaks or repair to the roof or exterior walls unless LESSOR has been given at least four (4) days written notice to make proper repairs of same and has failed or refused to make such repairs after the passing of sufficient time in order for repairs to be made. All other maintenance is the LESSEE'S responsibility and any damage resulting therefrom is the LESSEE'S sole responsibility and expense.

ALTERATION: The LESSEE shall be permitted to make any improvements or alterations as desired to said premises provided same does not in any manner injure or damage the premises. If said improvements and/or alterations result in major changes to any walls,

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