

EX-1135 PISE 978

premises are abandoned, deserted or vacated, then, at the option of the Owner, this Lease shall immediately terminate, without notice or demand to the Tenant. Furthermore, the Tenant shall remain liable for a suit in damages for the entire amount of unpaid rent due under the terms of this Lease.

12. Owner agrees and covenants that Tenant shall have peaceful and quiet enjoyment of the demised premises for the duration of his occupancy, provided, of course, that the Tenant complies fully with the covenants, agreements, and conditions stated herein.

13. A Security Deposit of ---\$100.00--- collected from the Tenant when this Lease is executed shall be refunded to the Tenant after the premises have been vacated; and, upon inspection, the premises are found to be in as good condition as at the beginning of the Lease, normal wear and tear accepted; and provided the covenants, agreements, and conditions on the part of the Tenant have been complied with entirely. The Security Deposit is not any part of the rent herein reserved, and consequently cannot be deducted from the final month's rent.

14. Other provisions:

- a. Tenant has the right to make a formal inspection upon moving in and to submit to the Owner within seven days (7) a formal list of reasonable exceptions or qualifications of existing conditions.
- b. Tenant will not be responsible for damages due to Act of God.
- c. Owner will pay cost of repairs for heating and air conditioning systems caused by age or wear due to no fault of the Tenant.
- d. Owner will pay cost of repairs for damages caused by faulty existing wiring and plumbing due to no fault of the Tenant.
- e. During the lease period the Owner will not show the house or display a "For Sale" sign.
This Agreement shall survive any sale of property or any change in ownership.
- f. The Owner warrants that all items, equipment and fixtures are in good serviceable condition with the exception of the inter-com system.
- g. The Tenant has the option to extend the lease period for an additional two (2), six (6) month period (s), subject to written notice to the Owner prior to expiration of the current lease period. Rental rate increase for the additional periods shall not exceed actual increases due to property taxes and insurances, compared to the original lease period.
- h. Tenant shall use only those owner-approved services for appliances, heating/air conditioning, plumbing or electrical repairs.

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