

ARTICLE III

140 REV 837

RENT

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(3)

The Lessee shall pay to the Lessor in the term of this lease a monthly rental in the amount of Five Hundred Fifty and No/100 (\$550.00) Dollars per month, the first payment being due on the first day of each month throughout the term of this lease. The rent shall be payable at the office of Lessor or at such place as the Lessor may designate in writing.

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ARTICLE IV

Condition of Property

At the commencement of the term, the Lessor warrants that the building and its improvements are free from any defects; Lessor further warrants that all plumbing and electrical systems and all appliances connected with any improvements are operative and functional for their intended purposes.

ARTICLE V

Repair and Maintenance

The Lessor shall, at his expense, make all necessary repairs and replacements to the leased property as may be required to maintain the heating system, electrical system, air-conditioning system, roof, and plumbing. All repairs required by the Lessor shall be made in a workmanlike manner and done in such a manner as to cause the least interference with the Lessee's use of the premises; further, that all repairs required to be made by the Lessor shall be made promptly, as and when necessary. On default of the Lessor to complete the repairs as required hereinabove within a period of thirty (30) days after receipt of a written request for repairs by the Lessee, the Lessee shall have the right to complete said repairs and deduct the cost thereof from the rent.

ARTICLE VI

Surrender upon Termination

The Lessee shall surrender the leased premises at the expiration or sooner termination of this lease term, in good

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