

with each installment payable in advance on the first day of every month during the term hereof, at such place or places as the Lessor shall from time to time designate in writing in advance.

(4) Utilities. That the Lessees shall at their own cost and expense, furnish such heat, lights, gas, electricity and other utilities excepting water as they may require during the term hereof. That it is understood by the parties that separate utilities meters shall be maintained for the upstairs and downstairs portions of this building.

(5) Taxes. That the Lessor covenants and agrees to pay when due, all ad valorem taxes assessed upon the demised premises for the vacant land and building situate thereon.

(6) Fire Insurance. That the Lessor shall carry fire insurance on the building, and that the Lessees shall carry fire insurance on the contents of the portion of the building which they are leasing.

(7) Repairs. That the Lessor shall make all necessary repairs to the leased premises, excepting that Lessees shall be responsible for all damages ~~beyond ordinary wear and tear.~~ ^{T.L. by JDB} ~~Specifically, Lessees shall repair all damages~~ ^{JDB} due to their negligence or willful abuse of the leased premises.

Specifically:

(a) Lessor agrees to paint or install wallpaper on all walls in the upstairs portion of the building, in a color or colors acceptable to Lessees.

(b) Lessor agrees to install a door with locks at the bottom of the spiral staircase between the floors of the building.

(c) Lessor agrees to keep the grounds and parking lot maintained and in good repair, and to perform all landscaping and yardwork.

(8) Parking. That Lessees and their clients shall have the use of the parking lot behind the building, and that Lessees shall not make unreasonable use thereof.

(9) Signs. That Lessor agrees to provide and maintain a well-made sign containing Lessees' names and occupations in a manner which Lessees shall designate; this sign is to be located in the front

4
9
0

4328 RV.2