

4. That the Lessee shall not assign this Lease nor allow said property to be occupied by anyone contrary to the terms hereof, without written consent of the Lessor.

5. That should said rent not be paid when due or should the Lessee default in any of the covenants or conditions contained herein, the Lessor, or his representative or agent, may re-enter said premises and remove all persons therefrom and upon such default, the total rent for the term shall be come immediately due and payable from the Lessee to the Lessor.

6. That the Lessor shall be responsible only for upkeep of the outwalls and roof and the Lessee shall be responsible for all interior upkeep, maintenance and improvements including any heating and cooling and utilities; that there is only one water meter for the entire building and this Lessee shall pay to the designated person a minimum water bill for purchase of water, and also a minimum sewer bill to the designated person.

7. The Lessor shall pay the real estate taxes for the county and town for the building.

8. That the Lessee is required to have liability insurance coverage in an amount of \$100,000.00 or more and shall provide any fire or damage insurance coverage of all personal property located in their office space.

9. That the Lessee shall occupy said demised premises and shall keep the same in good condition, including such improvements as may be made thereon hereafter, the usual wear and tear, and damage by the elements excepted, and shall not make any alterations thereon without the written consent of the Lessor and shall not commit or suffer to be committed any waste upon said premises.

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