

ations of this lease, all rentals due or to be due hereunder shall immediately become due and payable in full and the Landlord shall have the absolute right to cancel this lease and gain uncontested possession of the premises upon ten (10) days written notice mailed to Tenant at the address specified herein. This right shall be in addition to all other remedies available to Landlord by Statute or otherwise.

5. The premises may be used by Tenant for any lawful purpose which, in the reasonable opinion of Landlord, does not create a nuisance or endanger the value or insurability of the leased premises.

6. Tenant shall pay promptly as and when the same becomes due and payable all rents, real estate taxes and any like charge or assessment levied against the premises, rates and charges for water, sewer, electricity, gas, fuel, lights, heat and power and other utilities supplied or to be supplied to the leased premises or used by Tenant in connection therewith. Tenant shall also pay all taxes levied upon personal property including trade fixtures and inventory kept on the leased premises.

7. Tenant shall keep both the interior and exterior of the building in the same or better condition as of the date of execution of this lease including the roof, plumbing, electrical wiring, air conditioning and heating equipment if any, and all future alterations and improvements to the premises.

8. Tenant shall not make any alterations involving structural changes without first securing Landlord's written consent which consent shall not be unreasonable withheld. All alterations, repairs, and additions to the premises made by Tenant shall be done in a workmanlike manner without cost to Landlord.

9. Tenant agrees that it will carry public liability insurance with a reputable company or companies qualified to do business in the State of

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