

A. The election by Lessees or the survivor of them, to no longer reside in such dwelling, for any reason; or

B. The event of Lessees, or the survivor of them, being admitted as a patient to any medical or nursing facility under such circumstances as two physicians familiar with Lessees' condition are willing to certify that there is no reasonable possibility that Lessees' condition would ever improve to the extent that he, she or they, could resume occupancy of the subject dwelling.

3. SUBLETTING: So long as either of the Lessees personally resides in the dwelling house, they shall be entitled to sublet rooms and/or apartments solely on a month-to-month rental basis but this Lease Agreement may not be transferred or assigned by Lessees.

4. TAXES, INSURANCE, AND MAINTENANCE: During the term of this Lease, Lessor shall be liable for the payment of City and County property taxes and the maintenance of fire insurance protection of the dwelling itself. Lessees shall be totally responsible for all maintenance and repairs of the dwelling and improvements. Insurance protection as to the contents of the property shall be Lessees' responsibility.

5. IMPROVEMENTS AND/OR MODIFICATIONS: Lessees shall have the privilege of making routine modification and/or improvements to the dwelling and such landscaping as they desire. Any major modification or improvement to the dwelling or any major landscaping which would modify existing topography shall be first approved in writing by Lessor.

6. QUIET ENJOYMENT: Lessees shall be entitled to full and free possession of the premises without interference by Lessor. However, Lessees agree that agents or representatives of the Lessor shall be accorded the right to make reasonable inspections in the event of a casualty loss or major repair problems on the premises.

7. VACATION OF PREMISES: In the event of termination under any of the circumstances set forth in Paragraph 2 above, Lessees and/or their heirs, executors, or personal representatives shall have a reasonable time to vacate the premises, not to exceed 90 days from such date of termination.

8. ABANDONED PROPERTY: Any items of property found in or about the premises after the time for vacation thereof, shall be considered abandoned and Lessor is authorized to dispose of same in its

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