

willing to certify that there is no reasonable possibility that Lessee's condition would ever improve to the extent that she could resume occupancy of the subject dwelling.

3. SUBLETTING: So long as Lessee personally resides in the dwelling house, she 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 Lessee.

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 on the dwelling itself. Lessee 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 Lessee's responsibility.

5. IMPROVEMENTS AND/OR MODIFICATIONS: Lessee shall have the privilege of making routine modification and/or improvements to the dwelling and such landscaping as she desires. 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: Lessee shall be entitled to full and free possession of the premises without interference by Lessor. However, Lessee agrees 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, Lessee and/or her 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