

reconstruction, the rent shall be proportioned according to the use Lessee makes of said premises.

SECURITY DEPOSIT: Lessee agrees to pay to Lessor and Lessor agrees to hold for Lessee a security deposit in the amount of Four Hundred Ninety-Five and No/100ths (\$495.00) Dollars. This security deposit is to be refunded to the Lessee at the termination of this Lease Agreement, less any amounts due to the Lessor under the terms and conditions of this Lease.

ASSIGNING OR SUBLETTING: Lessee agrees not to assign this Lease or sublet the demised premises or any portion thereof without the prior written consent of the Lessor.

TERMINATION: It is further expressly understood and agreed that in the event there may be a default of the rental hereinabove referenced or a breach by the Lessee of any covenant contained herein, and such default or breach shall continue after thirty (30) days written notice to the Lessee, then and in such event it shall be lawful for the Lessor to reenter into and upon the premises, or any portion thereof, in the name of the whole, and thereupon this Lease shall, at the option of the Lessor, absolutely terminate. Lessee and Lessor mutually agree to provide at least thirty (30) days written notice of their intention to terminate this Lease at the conclusion of the natural term of this Lease Agreement or any of the subsequent renewal periods.

GENERAL PROVISIONS: Lessor agrees to leave on the premises and Lessee recognizes Lessor's ownership in the following items of personal property: fireplace screen, grate and tools; all curtains, draperies and hardware thereto; refrigerator; stove, oven and hood; dishwasher; and garbage disposal. Lessee agrees to not burn pine or any other soft woods in the fireplace located on the premises. Lessee further agrees to pay and be responsible for all utility bills and garbage pickup charges throughout the term of this Lease