

Lessor further covenants that if the Lessee shall discharge the obligations herein set forth to be performed by the Lessee, the Lessee shall have and enjoy, during the term hereof, the quiet and undisturbed possession of the demised premises.

5. Taxes. The Lessee shall pay when due all taxes, assessments or other governmental charges of every kind or nature, whether extraordinary or ordinary and whether or not presently contemplated by the parties, which shall or may be imposed on, or arise in connection with, the use of the demised premises or any part thereof with the exception of ad valorem real estate taxes on the underlying premises which shall be paid by the Lessor.

6. Utilities. The Lessee shall be solely liable for the payment of all utility charges as they become due including, but not limited to, those for sewer, water, gas, electricity and telephone services. All applications and connections for utility services shall be maintained in the name of "Finley's Flowers."

7. Dumpster Rental. Lessee and Lessor hereby agree to share equally costs of renting the garbage dumpster which presently exists on the property or any replacement thereof except that Lessee will bear sole rental responsibility for any additional dumpsters which may be required in the conduct of its business.

8. Alterations and Additions. The Lessee shall have the right, during the continuance of this lease, to make alterations, additions or improvements to the premises, all at its own expense and at no cost to the Lessor, provided that such alterations, improvements, additions or changes do not decrease the value of the premises as of the time the same are made. Such alterations, additions or improvements shall become a part of the premises and belong to the Lessor, without compensation to the Lessee, at the expiration of this lease.

9. Maintenance and Repairs. Lessee shall be responsible for the exterior and upkeep, maintenance and repair of the demised premises, including the exterior and interior of the building and shall maintain

FINLEY'S
FLOWERS

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