

The security deposit shall be refunded to Lessee not more than ten (10) days after termination of the lease unless otherwise agreed upon by the parties.

Receipt of said security deposit is acknowledged by Lessor's signature below.

4. Occupancy and Quiet Enjoyment. Upon execution of this document and thereafter, as long as the covenants and conditions of this Lease Agreement continue to be performed by the Lessee, the Lessee shall have the right to peaceably occupy and possess the above described real estate without interruption from the Lessor or anyone lawfully claiming through Lessor.

Lessor covenants that upon the receipt of rent and the performance of the covenants herein contained, Lessee shall peaceably and quietly have, hold, and enjoy the demised premises for the agreed term.

5. Maintenance and Repairs. Lessee shall maintain the premises and keep them in good repair at its expense, reasonable wear and tear excepted. Lessor shall maintain the exterior portions of the premises as well as the expenses for a repair in excess of Fifty (\$50.00) Dollars for maintenance of heating, air conditioning, plumbing and electrical systems. However, Lessee shall be obligated to pay for any repairs otherwise required of Lessor if the need for said repairs are caused by Lessee, or any of Lessee's agents, employees, guests, clients, or other person on or about the premises for the purpose of visiting or doing business with Lessee, negligence or willful acts of misconduct.

6. Taxes and Insurance. Lessor shall be responsible for all taxes and insurance payable on or in connection with the premises, except that, it is understood and agreed that a portion of the monthly assessment to be paid by Lessee is for taxes and insurance and to the extent of said monthly assessment, Lessee shall be responsible for payment of same.

Increases in the present level of costs for real property taxes for future years under the Option agreement shall be paid by the Lessee.

Lessee shall be responsible for taxes and insurance on all equipment, inventory, and other business related products, used or stored at the premises.

7. Utilities. Lessor shall be responsible for charges for water and sewer except as may be a part of the monthly assessment as noted above regarding insurance. Lessee shall be responsible for all other utilities, and all such utilities shall be secured in Lessee's name.

8. Acceptance of Premises. Lessee acknowledges that it has seen the premises and accepts them in their present condition except that nothing herein shall relieve Lessor from repairing any non-working component of the premises such as plumbing, electrical, etc.

9. Destruction of Premises. In the event the premises are partially or totally destroyed for any cause, Lessee may, at Lessee's option, terminate this lease and both parties shall be released from any further obligations hereunder, and this lease shall thereafter terminate except as to any amounts due to either party accruing prior to said destruction. In the event Lessee elects to continue said lease, rent shall be abated during the term of repair in proportion to the usable space of the Unit to the whole except that rent shall be abated totally in the event the premises, though only partially destroyed, are inadequate or unusable by Lessee. Repairs shall be begun and completed within a reasonable time.

10. Signs, Displays, etc. Lessee shall have the right to construct and erect any temporary signs, marque, or other advertising component not otherwise forbidden by the Association guidelines.

11. Assignment or Sublease. Lessee may not assign or sublease the premises or any privileges except upon written consent of the Lessor, which consent shall not be unreasonably withheld.