by the Landlord shall be credited directly to the account of the Tenant.

- The Landlord shall maintain in good condition and repair the roofs and walls of all buildings located on the real property, the surfaces of all asphalt parking areas, and the primary utilities, including, without limitation, the plumbing system, heating system, wiring system, and air conditioning. Except as hereinabove stated, the Tenant will keep said premises in good and sufficient condition and repair and shall quit and surrender said premises at the end of the lease term in as good condition as the reasonable use thereof will permit. The Tenant will not make any alterations, additions, or improvements in or to said premises without the written consent of the Landlord (which consent shall not be unreasonably withheld) and all alterations, additions or improvements which may be made upon the premises, except furniture, equipment and/or fixtures put in at the expense of the Tenant, shall be the property of the Landlord and shall remain upon and be surrendered with the premises as a part thereof at the termination of the Agreement. The Tenant further agrees to keep said premises and all parts thereof in a reasonably clean and sanitary condition.
- 8. The Tenant shall pay all usual charges for water, gas, heat, electricity and other utilities used in or upon said premises.

J. J.

TANK HO CE SALE