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(b) Lessor shall adequately light the area upon and adjacent to that which Lessee's laundry equipment is located, and shall, at its own expense, provide and maintain all necessary electric, gas, water and ventilating facilities and all other facilities required to properly operate said laundry equipment on the Demised Premises, including specifically, all utility connections, plumbing connections, adequate hot and cold running water, water heaters, lighting fixtures, electrical hookups, switches, outlets, and other facilities for electric power, and adequate openings in laundry rooms so that each dryer can be individually vented. Lessor shall, at its own expense, pay the cost of all utilities (water, electric and gas) consumed in connection with the use of the laundry equipment. Lessor shall be responsible for keeping the Demised Premises clean and in an orderly condition, including for example, rubbish removal and cleaning of floors.

(c) To promptly notify Lessee if and when said equipment may cease to operate in a normal manner, which notification may be given by an agent, servant or employee or representative of the Lessor.

(d) To provide the Lessee during the entire term of this Lease with the right of free access to the Demised Premises to inspect, maintain, install, replace and/or remove said equipment, and to collect cash receipts therefrom.

(e) To provide the tenants of the dwelling units of the Apartment Complex with free and unobstructed access to the Demised Premises during all hours for the purpose of using the laundry equipment therein installed.

(f) To in no way remove or move, disconnect or tamper with Lessee's laundry equipment for any reason whatsoever other than to perform necessary janitorial or maintenance activities in and around the facilities hereby leased.

(g) To allow Lessee the right to connect said laundry equipment to necessary utility connections which are to be provided by Lessor on the Demised Premises.

5. The parties hereto mutually covenant and agree as follows:

(a) At all times, the laundry equipment installed in the leased premises shall remain the sole property of Lessee, shall not be subject to any liens or mortgages covering the real property, and shall not be deemed to be attached to or a part of the real property.

(b) Lessor shall not be responsible for any loss which Lessee may sustain to any unit of equipment located on the Demised Premises by reason of fire, theft, or other cause, except if such loss is caused by an agent or employee of Lessor.

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