

4. The Lessor shall pay all taxes assessed against the property and shall procure and maintain fire and extended coverage insurance on the premises during the term of this Lease, not to exceed \$1,050.00 per year.

The Lessees covenants with the Lessor as follows:

5. To pay said rent hereinabove reserved at the times at which the same is made payable, but no later than the fifth (5th) day of the month in which the payment is due.

6. The demised premises shall be used and occupied by Lessees exclusively as a private single-family residence, and neither the premises nor any part thereof shall be used at any time during the terms of this Lease by Lessees for the purpose of carrying on any business, profession or trade of any kind, or for any purpose other than as a private single-family residence. Lessees shall comply with all sanitary laws, ordinances, rules and orders of appropriate governmental authorities affecting the cleanliness, occupancy and preservation of the demised premises, and the sidewalks connected thereto, during the term of this Lease.

7. Lessees stipulate that they have examined the demised premises, including the grounds and all buildings and improvements and that they are at the time of this Lease in good order, repair and a safe, clean and tenantable condition.

8. Without the prior written consent of Lessor, Lessees shall not assign this Lease, or sublet the use of the premises or any part thereof. An assignment, subletting, concession or license without the prior written consent of Lessor, or an assignment of subletting by operation of law, shall be void and shall, at Lessor's option, terminate this Lease.

9. Lessees shall make no alterations to the buildings on the demised premises or construct any building or make other improvements on the demised premises without the prior written consent of Lessor.

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