

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.

9. The Landlord shall timely pay all ad valorem taxes on the real property and improvements thereto as hereinabove described. The Tenant shall pay such governmental taxes upon its personal property and inventory.

10. The Landlord shall have the right to enter the demised premises at reasonable hours during all business days or at such other times as may be acceptable to Tenant to examine the same,

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