

All alterations, changes and improvements built, constructed or placed on the demised premises by Lessee, with the exception of fixtures removable without damage to the premises and moveable personal property shall, unless otherwise provided by written agreement between Lessor and Lessees, be the property of Lessor and remain on the demised premises at the expiration or sooner termination of this Lease.

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10. The Lessees shall promptly repair at their own expense any damage to the property which may occur by reason of their own negligence or the negligence of members of their family, invitees or guests, and all damage caused by pet animals owned by the Lessees, members of their family, invitees or guests, and shall further be responsible for ordinary and reasonable repairs and maintenance.

11. Lessees shall be responsible for arranging for and paying for all utility services required on the premises, except as provided above.

12. Lessor and their agent shall have the right at all reasonable times during the term of this Lease and any renewal thereof to enter the demised premises for the sole purpose of inspection of the premises and all buildings and improvements thereon.

13. At the expiration of the Lease term, Lessees shall quit and surrender the premises hereby demised in as good state and condition as they were at the commencement of this Lease.

14. If the rent hereby reserved, or any part thereof, shall be in arrears, or in the event of any breach of any of the covenants and agreements on the part of the Lessees herein contained, the Lessor may at their option declare the entire rent for the term for which the said premises are leased due and payable, and/or may declare this Lease terminated and re-enter upon said demised premises.

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