



Landlord may enter the premises at reasonable times for the purposes of inspection maintenance or repair and to show the premises to buyers or prospective tenants. In all instances except those of emergency or abandonment the Landlord shall give Tenant reasonable notice (4 hour notice) prior to such an entry.

Tenant agrees to occupy the premises and shall keep the same in good condition reasonable wear and tear excepted and shall not make any alterations thereon without the written consent of the Landlord.

Landlord agrees to regularly maintain the building and grounds in a clean orderly and neat manner. Landlord further agrees upon notice by Tenant to complete within a reasonable time all necessary repairs including those of appliances and utilities which are furnished with the premises.

Tenant agrees not to use the premises in such a manner as to create a nuisance or disturbance to the neighbors.