

## 12. Access to House

The Landlord shall have access to the House on reasonable notice to the Tenant to (a) inspect the House, (b) make necessary repairs, alterations, or improvements, (c) supply services, and (d) show it to possible buyers, mortgage lenders, contractors and insurers.

The Landlord may show the House to rental applicants at reasonable hours on notice to the Tenant within 3 months before the end of the Term.

The Landlord may enter the House at any time without notice to the Tenant in case of emergency.

## 13. No Alterations or Installation of Equipment

The Tenant may not make any changes or additions to the House without the Landlord's written consent. This rule includes but is not limited to:

(a) Installation of panelling, flooring, built-in decorations, partitions, moldings, or any other fixture drilled into or attached to the floors, walls, or ceilings.

(b) Installation of any locks or chain-guards.

(c) Painting, wallpapering, or other decorations.

(d) Installation of any equipment or wiring.

(e) Change in the plumbing, cooking, air conditioning, electrical or heating systems.

All changes or additions made without the Landlord's written consent shall be removed by the Tenant on demand.

All changes or additions made with the Landlord's written consent shall become the property of the Landlord when completed and paid for by the Tenant. They shall remain as part of the House at the end of the Term unless the Landlord demands that the Tenant remove them. The Tenant shall promptly pay all costs of any permitted changes and additions. The Tenant shall not allow any mechanic's lien or other claim to be filed against the House. If any lien or claim is filed against the House, the Tenant shall have it promptly removed.

## 14. Fire and Other Casualty

The Tenant shall notify the Landlord at once of any fire or other casualty in the House. The Tenant is not required to pay Rent when the House is unusable. If the Tenant uses part of the House for living purposes, the Tenant must pay Rent pro-rata for the usable part.

If the House is partially damaged by fire or other casualty the Landlord shall repair it within a reasonable time. This includes the damage to the House and fixtures installed by the Landlord. The Landlord need not repair or replace anything installed by the Tenant.

Either party may cancel this lease if the House is so damaged by fire or other casualty that it cannot be repaired within 90 days. If the parties cannot agree, the opinion of a contractor chosen by the Landlord and the Tenant will be binding on both parties.

This Lease shall end if the House is totally destroyed. The Tenant shall pay Rent to the date of destruction.

If the fire or other casualty is caused by the act or neglect of the Tenant, the Tenant's family or domestic employees, the Tenant shall pay for all repairs and all other damages.

## 15. Liability of Landlord and Tenant

The Landlord is not liable for loss, injury, or damage to any person or property unless it is due to the Landlord's act or neglect. The Tenant is liable for any loss, injury or damage to any person or property caused by the act or neglect of the Tenant, the Tenant's family or domestic employees.

## 16. Subordination to Mortgage

This Lease and all renewals of this Lease shall be subordinate to all present and future mortgages on the House and grounds. In a sale of the House and grounds arising out of a court proceeding known as foreclosure, the holder of a mortgage on the House and grounds may end this Lease. The Tenant shall sign all papers needed to subordinate this Lease to any mortgage on the House and grounds. If the Tenant refuses, the Landlord may sign the papers on behalf of the Tenant.

## 17. Tenant's Letter

At the request of the Landlord, the Tenant shall sign a letter stating that (a) this Lease has not been amended and is in effect, (b) the Landlord has fully performed all of the Landlord's agreements in this Lease, (c) the Tenant has no rights to the House, except as stated in this Lease, (d) the Tenant has paid all Rent to date, and (e) the Tenant has not paid Rent for more than 1 month in advance. The letter shall also list all the property attached to the House which is owned by the Tenant.

## 18. Notices

All notices given under this Lease must be in writing. Each party must accept and claim the notices given by the other. Unless otherwise required by law, they may be given by (a) personal delivery, or (b) certified mail, return receipt requested. Notices shall be addressed to the Landlord at the address written at the beginning of this Lease and to the Tenant at the House.

## 19. No Waiver

The Landlord's failure to enforce any agreement in this Lease shall not prevent the Landlord from enforcing the agreement for any violation occurring at a later time.

## 20. Survival

If any agreement in this Lease is contrary to law, the rest of the Lease shall remain in effect.

## 21. Renewal Lease

The Landlord must offer the Tenant a renewal lease to take effect at the end of the Term unless the Landlord has good cause as defined by law. The renewal lease may contain reasonable changes, including any change in the Term. If the Landlord must offer a renewal lease, the Landlord shall notify the Tenant of the renewal lease at least 120 days before the end of the Term unless the tenancy is month to month. The Tenant must notify the Landlord of the Tenant's acceptance or rejection of the renewal lease at least 90 days before the end of the Term. If the Tenant fails to notify the Landlord of the Tenant's acceptance, it will be considered a rejection. If the Tenant does not accept the renewal lease, the Tenant must vacate the House at the end of the Term.

## 22. Furniture

If the House is leased in furnished condition, the Tenant shall maintain the furniture and furnishings in good order and repair. A list of the furniture and furnishings is attached to this Lease as "Rider A". The Tenant's signature on Rider A means that the list is accepted as correct and all items are in good condition.

## 23. End of Term

At the end of the Term the Tenant shall (a) leave the House clean, (b) remove all of the Tenant's property, (c) repair all damage including that caused by moving, and (d) vacate the House and return it with all keys to the Landlord in the same condition as it was at the beginning of the Term, except for normal wear and tear.

If the Tenant leaves any property in the House, the Landlord may (a) dispose of it and charge the Tenant for the cost of disposal, or (b) keep it as abandoned property.