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Lessee shall keep accurate records of all improvements. The date of an improvement shall be the date Lessee makes final payment for the same. The cost of an improvement shall not include a charge for Lessor's labor or services.

In case of any such purchase, this Agreement shall terminate and Lessee shall be relieved of any further duties or liabilities under this Agreement.

6. Lessee shall maintain the Premises in accordance with the standards followed by the Lessor with respect to Lessor's other properties in the area.

7. All real property taxes on the Premises which accrue after the date of this Agreement and prior to the date this Agreement terminates shall be paid promptly by Lessee as they become due.

8. Promptly upon the termination of this Agreement, the Premises shall be returned to the possession of the Lessor, without removal of any improvements thereon.

9. Lessor represents and warrants that he is the owner of the Premises and has the right to enter into this Agreement; and this warranty shall survive the execution of this Agreement.

10. This Agreement shall survive the death of either or both parties hereto, and shall be binding upon and inure to the benefit of their respective heirs, devisees, legatees, personal