

LEASE AGREEMENT

LEASE, made on the 6th day of May, 2009 by and between the City of Las Vegas, a municipal corporation of the State of Nevada, having an address at 400 Stewart Avenue, Las Vegas, Nevada 89101 ("Landlord") and Robert Humphreys an individual ("Tenant").

W I T N E S S E T H :

1. Leased Residence.

Landlord hereby leases to Tenant, and Tenant hereby rents from Landlord, the dwelling located at 9200 Tule Springs Road, Las Vegas, Nevada (the "Residence") outlined on the map attached hereto as Exhibit A "Floyd Lamb Park".

2. Term.

- (a) The term of this Lease shall be for one (1) year and shall commence on May 1, 2009 and shall terminate on April 30, 2010, unless sooner terminated in accordance with the terms and conditions hereinafter set forth. Notwithstanding the preceding sentence, this Lease may be terminated by either party on thirty (30) days prior notice to the other party. Landlord grants to Tenant the right to renew this Lease for four (4) additional terms of one (1) year each. In order to exercise this renewal option, Tenant shall deliver to Landlord written notice of Tenant's intent to renew this Lease not less than forty-five (45) days prior to the expiration of the then-current lease term.

3. Rent.

- (a) The Tenant shall pay the Landlord for the Residence the sum of NINE HUNDRED TWENTY FIVE DOLLARS (\$925) in monthly installments in advance on or before the first day of each month during the term of this Lease without notice deduction, counterclaim or set-off of any kind whatsoever, except that Tenant shall pay the first such monthly installment on the execution hereof. If this Lease shall commence on a day other than the first day of a calendar month, then the Rent payable for such partial month shall be pro-rated.
- (b) Beginning with the Second year of the Agreement Term and every year thereafter, including during any renewal terms, the then-current monthly rental fee shall be increased by two and one-half percent (2-1/2%).
- (c) All rental payments shall be payable to "City Of Las Vegas", and mailed or delivered to Landlord at the following address:

The City of Las Vegas
Financial Services Division
400 Stewart Avenue, 6th Floor
Las Vegas, Nevada 89101

4. Services and Utilities.

Power utility costs are included within the monthly rent installments as mentioned in Section 3(a). Tenant shall fully and promptly pay for telephone service, and other public utilities furnished to the Residence and used by Tenant throughout the term hereof.

5. Late Charges.

- (a) All payments required to be made by Tenant under this Lease shall be payable without any prior demand therefore (except as otherwise expressly provided), and without any counterclaim, deduction or set-off. Landlord shall be entitled to impose a late charge on all payments of Rent remaining unpaid for five (5) days beyond their due date equal to the lesser of (i) one and one-half (1-1/2%) percent per month, and (ii) the maximum legal rate of interest (the "Default Rate"), unless the imposition or collection of such charges is prohibited by law.
- (b) If Tenant shall default in the observance or performance of any covenant, term or provision of this Lease, Landlord may, in addition to its other rights or remedies, immediately or at any time thereafter and without notice perform the same for the account of Tenant, and if Landlord makes any expenditures or incurs any obligations for the payment of money in connection therewith, including, but not limited to attorneys' fees, such sums paid or obligations incurred plus interest at the Default Rate from the date of such expenditures by Landlord shall be paid by Tenant to Landlord within five (5) days after the rendition of any bill or statement to Tenant therefore.

6. Use.

Tenant shall use and occupy the Residence for residential purposes only. Tenant shall not use the Residence for any business purposes or for any unlawful or immoral purpose. Tenant shall comply at its sole cost and expense with all laws, regulations and orders of any governmental authority having jurisdiction over the Resident and all recommendations of the local Board of Fire Underwriters or similar body now in effect or hereafter enacted or passed insofar as the Residence is concerned. Tenant shall not at any time use or occupy the Residence in violation of the certificate of occupancy issued for the Residence.

7. Parking.

In connection with its use of the Residence pursuant to this Agreement, Tenant is entitled to park in area designated in Exhibit A "Floyd Lamb Park". All facilities in or about the Residence shall be subject to the exclusive control and management of the Landlord.

8. Floyd Lamb at Tule Springs Park Rules

In connection with its use of the Residence pursuant to this Agreement, Tenant is not entitled to inhibit any activity that is a normal part of the operations or maintenance of Floyd Lamb at Tule Springs Park (Park). The Tenant is at all times governed by the rules of the Park as shown in Attachment C "Park Rules".

9. Prohibited Activities

The Tenant at no time is authorized to act as an agent for the City.

10. Assignment and Subletting.

Tenant shall not assign this Lease or sublease the Premises or any part thereof or mortgage, pledge or hypothecate its leasehold interest (either voluntarily, involuntarily or by operation of law) or grant any concession or license within the Residence.

11. Estoppel Certificate, Subordination.

- (a) Tenant, at Landlord's request, upon at least ten (10) days' prior notice, shall execute, acknowledge and deliver to Landlord and/or to any other entity specified by Landlord, a statement certifying that this Lease is unmodified and in full force and effect (or, if there have been modifications, that the Lease is in full force and effect as modified and stating the modifications), the dates to which Rent has been paid, and stating whether there exist any defaults by Landlord under this Lease, and, if so, specifying each such default.
- (b) This Lease is subject and subordinate to all ground or underlying leases and to all mortgages which may now or hereafter affect the Residence and to all renewals, modifications, consolidations, replacements and extensions of any such ground or underlying leases and mortgages. This clause shall be self-operative and no further instrument of subordination shall be required by any such ground or underlying lessee or by any mortgagee, affecting any such lease or the real property of which the Residence are a part.

12. Repairs and Maintenance.

Landlord shall be responsible for and shall make all structural repairs to the Residence as allowable under historic register which are not caused by the acts, omissions and negligence of Tenant or its agents, or invitees, and Tenant shall be responsible for and shall make all non-structural repairs to the Residence as allowable under historic register. Tenant shall at all times keep the Residence and the improvements thereon in good order, condition and state of repair.

13. Damage and Destruction Of The Leased Residence.

- (a) If the Residence shall be partially damaged by fire or other casualty without the fault or neglect of Tenant or any of its servants, agents, or visitors the damage shall be repaired by and at the expense of Landlord, except that if such partial damage is due to the fault or neglect of Tenant or any of its servants, agents, or visitors, such damage shall be promptly repaired by Tenant at its expense in accordance with historical preservation standards. In such latter event, Landlord shall reimburse Tenant for Tenant's actual cost of such repairs to the extent of the net fire insurance proceeds actually received by Landlord.
- (b) If the Residence are totally damaged or are rendered wholly untenable by fire or other cause and Landlord shall decide not to rebuild the same, or if the Residence shall be so damaged that Landlord shall decide to demolish it or to rebuild it, then in any of such events Landlord may, within ninety (90) days after such fire or other cause, terminate this Lease by written notice to Tenant, and thereupon, this Lease shall expire upon the third day after such notice is given and Tenant shall promptly vacate the Residence and surrender the same to Landlord.
- (c) Except for any abatement of Rent hereinabove provided, Tenant shall not be entitled to any compensation or damage for loss of the use of the whole or any part of the Residence and/or for any inconvenience or annoyance occasioned by any damage, destruction, repair or restoration.

14. Condemnation.

In the event that the whole of the Residence shall be taken for any public or quasi-public use, this Lease and the term and estate hereby granted shall terminate as of the date of vesting of title. In the event only a portion of the Residence shall be so taken, Landlord, at its option (whether or not the Residence be affected), may terminate this Lease as of the date of such vesting of title by notice to Tenant within thirty (30) days after the date Landlord shall have received notice of the date of such taking, and rent payable hereunder shall be apportioned as of such date. In the event Landlord does not elect to terminate this Lease, this Lease shall continue in full force except that the Rent shall be reduced proportionately according to the amount of space in the Residence so taken. All compensation awarded upon any such taking shall belong to Landlord and Tenant hereby expressly assigns to Landlord any right to such award.

15. Force Majeure.

Notwithstanding anything in this Lease to the contrary, Landlord's nonperformance of any obligation hereunder shall not be deemed a default if such nonperformance was or is due to any strike, lockout, civil commotion, war or governmental regulations or controls, inability to obtain any material or service, Act of God, or any other cause whatsoever beyond the reasonable control of Landlord, and the time for performance by Landlord shall be extended by any period of delay resulting from or due to any of such causes.

16. Limited Liability.

It is expressly understood that Landlord's liability for any claim arising under this Lease or otherwise is expressly limited to Landlord's interest in the Residence. Neither Tenant nor its respective nominees, successors, assigns, employees or agents, or any person or entity controlled by any of them or with which any of them are affiliated, shall initiate, seek, pursue or participate in any action, legal or equitable, including but not limited to, any attempt to obtain money, damages or deficiency judgments, against Landlord, its agents, partners, successors or assigns, on account of any obligation of Landlord or otherwise under this Lease in excess of Landlord's interest in the Residence. Only Landlord's interest in the Residence shall be subject to execution, attachment or any other claim or proceeding on account of any obligation of Landlord hereunder or otherwise. Neither Landlord nor Landlord's agents have made any representations or promises with respect to the Residence except as expressly set forth herein. Tenant has inspected the Residence and agrees to take the same "as is" (except as otherwise expressly set forth herein). Landlord shall have no liability for damage to any personal property of Tenant.

17. Access to Residence.

Landlord, its agents and employees, shall have the right to enter upon the Residence at any reasonable time to examine the condition thereof, to make any repairs required to be made by Landlord hereunder, to show the Residence to prospective purchasers or Residence tenants, and for any other purpose deemed reasonable by Landlord. Landlord expressly reserves the right to modify the Residence (including, without limitation, erecting additional stories thereon) and in connection therewith shall have the right to run necessary pipes, conduits and ducts through the Residence and to carry on work in the vicinity thereof. Landlord shall have the right to relocate the Residence to another portion of the Residence, provided that Landlord shall pay for the costs of relocation. Tenant hereby waives any claim for damages or inconvenience caused by any action taken by Landlord pursuant to this Section 15.

18. Residency Authorization

Landlord hereby authorizes the following persons listed below to reside at the Residence. No one other than those listed below shall stay at the Residence for any longer than 72 hours unless mutually agreed in writing by the Landlord and the Tenant.

(a) Robert Humphreys

(b) Marisela Humphreys

(c) Neva Humphreys

19. Default.

- (a) If Tenant defaults in fulfilling any of the covenants, terms or provisions of this Lease other than the covenants for the payment of Rent then upon Landlord serving a written ten (10) days' notice upon Tenant specifying the nature of such default and if Tenant fails to cure such default within such ten (10) day period, this Lease shall expire and Tenant shall then quit and surrender the Residence to Landlord but Tenant shall remain liable as hereinafter provided.
- (b) If the notice provided for in subparagraph (a) above shall have been given, and the term shall expire as aforesaid, or if Tenant shall default in the payment of Rent, or any other payment herein required, then Landlord may without notice, re-enter the Residence either by force or otherwise, and dispossess or remove Tenant's property and Tenant hereby waives the service of notice of intention to re-enter or to institute legal proceedings to that end. In any possessory action by Landlord based upon Tenant's nonpayment of any rent or other charge as required hereunder, Tenant expressly waives any defense other than payment.

20. Remedies of Landlord and Waiver of Redemption.

In case of any such default, re-entry, expiration and/or dispossession by summary proceedings or otherwise;

- (a) Rent shall become due thereupon and be paid up to the time of such re-entry, dispossession and/or expiration, together with such expenses as Landlord may incur for attorneys' fees, brokerage and/or putting the Residence in good order, or for preparing the same for re-rental.
- (b) Landlord may re-let the Residence or any part thereof, for a term or terms, which may be less than or exceed the period which would otherwise have constituted the balance of the term of this Lease and may grant free rent or charge a higher rental than that in this Lease, and/or
- (c) Tenant or the legal representatives of Tenant shall also pay Landlord as liquidated damages for the failure of Tenant to observe and perform Tenant's covenants herein contained, any deficiency between the rent hereby reserved and/or covenanted to be paid and the net amount, if any, of the rents collected on account of the Lease or leases of the Residence for each month of the period which would otherwise have constituted the balance of the term of this Lease.

The failure of Landlord to re-let the Residence or any part or parts thereof shall not release or affect Tenant's liability for damages. Mention in this Lease of any particular remedy shall not preclude

Landlord from any other remedy, in law or in equity. Tenant hereby expressly waives any and all rights of redemption granted by or under any present or future laws.

21. Waiver.

- (a) The waiver by Landlord of any breach of any term, covenant, or condition herein contained shall not be deemed to be a waiver of such term, covenant or condition or any subsequent breach of the same or any other term, covenant or condition herein contained.
- (b) If Landlord commences any summary proceeding for possession of the Residence, Tenant waives its right to a jury trial and Tenant shall not interpose any counterclaim of whatever nature or description in any such proceeding.

22. Security Deposit.

Tenant will deposit with Landlord the sum of Nine Hundred Twenty-five Dollars (\$925) as security for the performance and observance by Tenant of the terms, provisions, covenants and conditions of this Lease; it is agreed that in the event Tenant defaults in respect of this Lease, Landlord may use, apply or retain the whole or any part of the security so deposited to the extent required for the payment of any sum which Landlord may expend or may be required to expend by reason of Tenant's default. Landlord shall not be required to keep this security deposit separate from its general funds, and Tenant shall not be entitled to interest on such deposit.

23. Alterations.

- (a) Tenant shall make no alterations, installations, additions or improvements ("Alterations") in or to the Residence without Landlord's prior written consent. In the event Landlord gives its consent, all Alterations shall be done at Tenant's expense, strictly in accordance with (i) the applicable provisions of this Section 22, and (ii) with all conditions imposed by Landlord in such consent, and at such times and in such manner as Landlord may from time to time designate. All such work shall be done in a good and workmanlike manner and in accordance with (i) all laws, ordinances, rules or enactments governing such work including historical register standards, (ii) all required permits and approvals and (iii) all such insurance as Landlord may require in its sole discretion, which shall be obtained by Tenant at Tenant's sole expense. Any Alterations shall immediately become the property of Landlord and shall remain on the Residence at the expiration of this Lease, unless Landlord shall elect at its option to require Tenant to restore the Residence to its original condition.
- (b) Any mechanic's lien filed against the Residence for work claimed to have been done for, or materials claimed to have been furnished to Tenant, shall be discharged by Tenant within ten (10) days thereafter, at Tenant's expense, by the filing of a bond sufficient in form and amount to discharge such lien. In the event Tenant shall fail to discharge any such mechanic's lien within such ten (10) day period, Landlord may discharge such mechanic's lien on Tenant's behalf and at Tenant's expense.

24. Surrender of Residence.

On the last day of the term hereof or on the sooner termination hereof, Tenant shall surrender the Residence broom-clean and in good order and repair, except for reasonable wear and tear, and any of Tenant's property not so removed may, at Landlord's option and without limiting Landlord's right to compel the removal thereof, be deemed abandoned.

25. Holdover by Tenant.

If Tenant shall be in possession of the Residence after the termination of this Lease (whether by normal expiration of the term or otherwise), at Landlord's option: (a) Landlord may deem Tenant to be occupying the Residence as a tenant from month-to-month at double the Rent in effect for the last full month of the term hereof, and subject to all of the other provisions of this Lease, as applicable to a month-to-month tenancy, or (b) Landlord may exercise any and all remedies for a default hereunder at law or in equity including, without limitation, an action against Tenant for wrongfully holding over. Nothing contained in this Section shall (i) imply any right of Tenant to remain in the Residence after the termination of this Lease, (ii) imply any obligation of Landlord to grant any new lease or tenancy, or (iii) be construed to limit any right or remedy that Landlord has against Tenant as a holdover tenant or trespasser.

26. Quiet Enjoyment.

Upon payment by Tenant of all of the rents provided, and upon the observance and performance of all of the other covenants, terms and conditions on Tenant's part to be observed and performed, Tenant may peaceably and quietly hold and enjoy the Residence during the term hereof subject, nevertheless, to the covenants, terms and conditions of this Lease and to any mortgages, ground leases, agreement and encumbrances to which this Lease is or may be subordinated.

27. Rules and Regulations.

Tenant agrees to comply with the Rules and Regulations which are attached hereto and made a part hereof as Exhibit B "Rules and Regulations" and Exhibit C "Park Rules ". Landlord reserves the right, at any time, by notice to Tenant, to amend or supplement said Rules and Regulations. Tenant's failure to observe and comply with such Rules and Regulations shall constitute a material breach of the terms of this Lease.

28. Brokerage.

Tenant represents and warrants that it has not dealt with any real estate broker or agent in connection with this Lease or its negotiation except as specifically disclosed in writing to Landlord. Tenant expressly agrees to indemnify, defend and hold Landlord harmless from a breach of the foregoing representation. The provisions of this Section 28 shall survive any expiration or termination of this Lease.

29. Notices.

Any notice, demand, request or other instrument which may be or is required to be given under this Lease shall be delivered in person or sent by United States certified or registered mail, postage prepaid, and shall be addressed; (a) if to Landlord, at the place specified for payment of rent and (b) if to Tenant, either at the Residence or at any other current address for Tenant which is known to Landlord. Either party may designate such other address as shall be given by written notice.

To Landlord: City of Las Vegas
Real Estate and Utilities Administrator
400 Stewart Avenue, 4th Floor
Las Vegas, Nevada 89101

To Tenant: Robert Humphreys
9200 Tule Springs
Las Vegas, Nevada 89131

30. Indemnity

Tenant shall not do or permit any act or thing to be done upon the Residence which may subject Landlord to any liability or responsibility for injury, damages to persons or property or to any liability by reason of any violation of law or of any legal requirement of public authority, but shall exercise such control over the Residence as to fully protect Landlord against any such liability. Tenant agrees to indemnify and save harmless Landlord from and against (a) all claims of whatever nature against Landlord arising from any act, omission or negligence of Tenant, its contractors, licensees, agents, servants, employees, invitees or visitors, (b) all claims against Landlord arising from any accident, injury or damage whatsoever caused to any person or to the property of any person and occurring during the Term in or about the Residence, (c) all claims against Landlord arising from any accident, injury or damage to any person, entity or property, occurring outside of the Residence but anywhere within or about the Real Property, where such accident, injury or damage results or is claimed to have resulted from an act or omission of Tenant or Tenant's agents, employees, invitees or visitors, (d) any breach, violation or nonperformance of any covenant, condition or agreement in this Lease set forth and contained on the part of Tenant to be fulfilled, kept, observed and performed and (e) any claim, loss or liability arising or claimed to arise from Tenant, or any of Tenant's contractors, licensees, agents, servants, employees, invitees or visitors causing or permitting any Hazardous Substances (hereinafter defined) to be brought upon, kept or used in or about the Residence or the Real Property or any seepage, escape or release of such Hazardous Substances. This indemnity and hold harmless agreement shall include indemnity from and against any and all liability, fines, suits, demands, costs and expenses of any kind or nature incurred in or in connection with any such claim or proceeding brought thereon, and the defense thereof. As used herein, "Hazardous Substances" shall mean, collectively, (i) asbestos and polychlorinated biphenyls, and (ii) hazardous or toxic materials, wastes and substances which are defined, determined and identified as such pursuant to any law.

31. Partial Invalidity

If any provision of this Lease shall be or become invalid or unenforceable, such provision shall thereby become null and void, but the validity and enforceability of the remainder of this Lease shall not be affected thereby.

32. Recording

Tenant shall not record this Lease without the prior written consent of Landlord. Any such recording by Tenant shall be deemed a material default hereunder entitling Landlord to exercise any and all rights contained hereunder, including, without limitation, termination of this Lease.

33. Binding Agreement; Applicable Law

All terms, covenants and conditions contained herein shall inure to the benefit of and be binding upon Landlord and Tenant and their respective successors, and as permitted herein, assigns, except as may be otherwise expressly provided in this Lease. Nothing contained herein shall be construed as a restriction on Landlord's right to assign or encumber this Lease in its sole discretion. This Lease shall be construed in accordance with the laws of the State of Nevada.

34. Entire Agreement

This Lease constitutes the entire agreement between Landlord and Tenant. This Lease shall not be amended, changed or extended except by written instrument signed by both parties hereto.

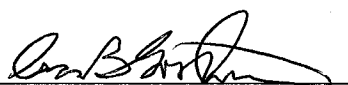
35. Modifications or Amendments.

Upon approval of this initial contract by the City Council and after it has been fully executed by signature of all parties, the Administrator of the Real Estate and Utilities Section shall have the authority to complete and execute any additional documents necessary for the completion of the intent of this contractual obligation during the original term of this agreement. As an example, this may include amendments, escrow document signature authority, adjustments to monetary revenue or expenditure not to exceed ten thousand (\$10,000.00) dollars, filing and recording of appropriate documents with the County Records Office or the County Tax Assessors Office, and recordings and filing with the City Clerk's Office. No amendment, change or modification of this Agreement shall be valid unless in writing and signed by all parties hereto.

IN WITNESS WHEREOF, Landlord and Tenant have duly executed this Lease as of the day and year first above written, each acknowledging an executed counterpart thereof.

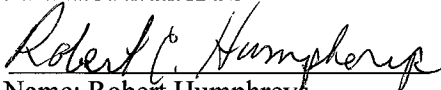
LANDLORD:

CITY OF LAS VEGAS

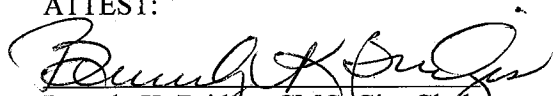
By: 
Oscar B. Goodman,
Mayor

TENANT:

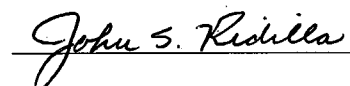
ROBERT HUMPHREYS

By: 
Name: Robert Humphreys

ATTEST:


Beverly K. Bridges CMC, City Clerk

APPROVED AS TO FORM:

 4/3/09
Date



FLOYD LAMB PARK EXHIBIT "A"

Parking restricted
on all turf areas

Facilities Management:
Real Estate & Utilities



4/2/09

EXHIBIT B

RULES AND REGULATIONS

1. The plumbing facilities shall not be used for any other purpose than that for which they are constructed, and no foreign substance of any kind shall be thrown therein.
2. No loud speakers, televisions, phonographs, radios or other devices shall be used in a manner so as to be heard or seen outside of the Residences; no aerial or antenna shall be installed on the exterior walls of the Residence, or on the grounds, without the prior written consent of Landlord in each instance.
3. The sidewalks, entrances, and yard shall not be obstructed or used for any purpose other than ingress and egress. No rubbish, litter, trash or material of any nature shall be placed, emptied or thrown into these areas.
4. No sign, advertisement, notice or handbill shall be exhibited, distributed, painted or affixed by any Tenant on any part of the Residence without the prior written consent of Landlord.
5. No Tenant shall mark, paint, drill into, or in any way deface any part of the Residence or the Residence. No boring, cutting or stringing of wires or laying of linoleum or other floor coverings shall be permitted, except with the prior written consent of the Landlord and as the Landlord may direct.
6. Changes to the existing locks or the mechanism thereof can be made with the prior consent of Landlord. Tenant must, upon the termination of his tenancy, restore to the Landlord all locks and keys. In the event of the loss of keys so furnished, such Tenant shall pay to the Landlord the cost of replacing the same or changing the lock or locks opened by such lost key if Landlord shall deem it necessary to make such changes.
7. All removals, or the carrying in or out of any furniture, or bulky matter of any description must take place during the hours in which the Park is open. Landlord may determine from time to time and no removal of said items may take place at times other than during hours that the Park is closed without the express written consent of the Landlord. The Landlord reserves the right to inspect all freight or other bulky articles to be brought into the Residence and to exclude from the Residence all freight or other bulky articles which violate any of these Rules and Regulations or the Lease of which these Rules and Regulations are a part. All damage to the Residence caused by such bringing in or removing of the same shall be repaired at the expense of Tenant. All costs of any supervision by Landlord for moving in or moving out required during Non Park hours shall be borne by the Tenant.
8. The Landlord reserves the right to exclude from the Residence during those hours that the Park is normally closed all persons who are not identified by the Tenant on occupant list. Each Tenant shall be responsible for all persons for whom he requests entry and shall be liable to the Landlord for all acts of such persons. Landlord shall in no case be liable for damages for any error with regard to the admission to or exclusion from the Residence of any person.
9. No air conditioning unit, heaters, combustion engine, boiler, or machinery, or other similar apparatus shall be installed or used by any Tenant without the written consent of Landlord.

10. Landlord shall have the right, exercisable without notice or without liability to any Tenant to change address of the Residence.
11. Tenant shall not do, nor permit anything to be done, in or about the Residence, nor bring or keep anything therein, which would in any way obstruct or interfere with the rights of the City, nor in any way injure or annoy them, nor conflict with the laws relating to fire or with the regulations of the Fire Department, nor conflict with any of the rules and ordinances of the Board of Health, or any other state or municipal government or agency having jurisdiction, or the federal government or any agency thereof.
12. If Tenant desires additional telegraphic or telephone connections, Landlord will designate the location and manner in which the wires shall be introduced; and no boring or cutting for wires will be permitted without such directions.
13. If the Tenant desires to keep any pets, they must be approved by the Landlord in writing.
14. The Tenant is allowed to park up to four (4) operating vehicles at the property in the area marked in Exhibit A "Floyd Lamb Park". No boats RV's or other recreational vehicles are allowed in area designated unless authorized in writing by the Landlord.

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