

Lease Agreement P.2

6. **Tenant further agrees** that:
- a. Upon expiration of the lease it will return possession of the leased premises in its present condition, reasonable wear and tear, and fire casualty excepted. Tenant shall commit no waste to the leased premises.
 - b. It shall not assign or sublet or allow any other person to occupy the leased premises without Landlord's prior written consent.
 - c. It shall comply with all building, zoning and health codes and other applicable laws for said premises.
 - d. It shall not make any material or structural alterations to the leased premises without Landlord's prior written consent.
 - e. It shall not conduct a business deemed extra hazardous, a nuisance or requiring an increase in fire insurance premiums. Tenant warrants the leased premises shall be used only for the following type of business:

[describe]
 - f. In the event of any breach of the payment of rent or any other allowed charge, or other breach of this lease, Landlord shall have full rights to terminate this Lease in accordance with state law and re-enter and claim possession of the leased premises, in addition to such other remedies available to Landlord arising from said breach.
7. **Arbitration:** Any controversy or claim arising out of or relating to this lease agreement or the breach thereof shall be settled by arbitration in accordance with the rules of the American Arbitration Association, and judgment upon the award rendered may be entered and enforced in any court having jurisdiction thereof.
8. **Benefit:** This agreement shall be binding upon and inure to the benefit of the parties hereto and their legal representatives, successors and assigns.