

parking facilities and sidewalks, and lighting thereof, to be maintained in reasonably good repair and clean condition during the term of this Lease.

6. UTILITIES. Utilities, used or consumed on the Leased Premises including, but Not limited to, gas steam, electricity, oil, rendered or supplied upon or in connection with the Leased Premises are paid by tenant. Heat for rental unit is not separately metered. Water for Unit will have a sub meter installed by tenant for a separate billing and payment by tenant.
 - (a) UTILITY EXPENSES are reported to tenant if per lease on a yearly basis and paid monthly at the amount of \$58.00 per month for year One of said lease.
7. USE OF LEASED PREMISES. It is understood and agreed by Tenant that the Leased premises shall be used and occupied by Tenant only for the purpose(s) of a Self serve Dog Wash & Retail Sales of Dog Products._____.
8. MAINTENANCE AND REPAIR. Tenant shall at all times maintain the leased Premises in the same order and repair as they are in at commencement of term, Except as specifically set forth by the Landlord. (ALL DAMAGE TO FACILITY BY TENANT SHALL BE REPAIRED AND DIRECT BILLED TO TENANT DURING THE LEASE TERM.) Tenant shall be responsible for all plate glass.
9. SIGNS. Signage to be installed on building if any by Landlord to complex and Local ordinance standards and size and reimbursed directly by tenant if applicable
10. INSURANCE. Landlord shall maintain a policy of Fire and extended coverage Insurance on the leased premises in such amounts and with such companies as shall from time to time be satisfactory to Landlord.
 - (a). TENANT shall maintain a policy of public liability insurance insuring Landlord and Tenant, said policy to be in such amounts and with such companies as shall from time to time be satisfactory to Landlord, but in no event having a combined single limit of less than \$1,000,000.00 (Tenant shall supply Landlord with a certificate of insurance and showing Landlord and Tenant insurance in sufficient amounts.
 - (b) Insofar as and to the extent that the following provision may be effective without Invalidating or making it impossible to secure insurance coverage obtainable from responsible insurance companies doing business in the State of Maine (even though extra premium may result there from) Landlord and Tenant mutually agree, to extent of the insurance coverage only, that with respect carried by them, respectively, the one carrying such insurance then suffering and loss released to other of and from any and all claims with respect to such loss; and they further mutually agree that their respective insurance companies shall have no right of subrogation against the other on account thereof. In the event that extra premium is payable by either party as a result of this provision, the other party shall