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than sixty (60) days prior to the expiration of the aforesaid six (6) year renewal.

2. It is understood that the Lessee shall use said leased premises primarily in the conduct of its automobile business, and that if any other use thereof is contemplated by the Lessee, prior written notice of such other use will be given to the Lessor, to afford an opportunity for discussion of the matter for the purpose of insuring that such other use of the property will not adversely affect property values in the immediate vicinity. In using such leased property as aforesaid, the Lessee shall observe and comply with all laws, ordinances and regulations of the appropriate governmental or municipal authority applicable to the conduct or use by the Lessee of the leased property.

3. During the initial six (6) year term of this lease, the Lessee will at its own expense make capital improvements in the leased property, and will expend for such purpose at least the amount of Twenty Thousand (\$20,000.00) Dollars. It is understood that all such capital improvements become a part of the leased property and may not be removed by the Lessee on termination of this lease or any renewal thereof, unless prior written consent for such removal is given by the Lessor.

All temporary improvements made to the leased property by the Lessee, in addition to the capital improvements mentioned above, may be removed by the Lessee at the expiration of this lease or any renewal thereof, provided that such removal will not damage the leased property.

4. The Lessor shall pay when due, all City, County and State ad valorem taxes and special assessments levied against the leased premises. The Lessor will be responsible for the maintenance of the outer walls and roof of the present building on the leased property. The Lessee shall be responsible for all other maintenance of said building, including the interior thereof and all fixtures

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