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therefor to the Lessee. In the event improvements are made by the Lessee under the conditions stated, resulting in any increased County and City taxes, the Lessee agrees to pay or to be responsible for the payment of all such taxes levied by virtue of such improvements.

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It is further agreed that the above described property is hereby leased to the Lessee for the sole purpose of the Lessee conducting thereon a parking lot, and the Lessee agrees to conduct said business and to use said premises in a lawful manner and to in no way use the property in such a manner as to be or become a nuisance. Nor shall there be sold thereon, or in connection therewith, any beer or other alcoholic beverages.

The Lessee shall not have the right to assign this lease or to sublet the premises or any portion thereof without the written consent of the Lessors.

Such lights, water, heat and other utilities as may be necessary shall be furnished by the Lessee and the Lessors shall in no way be responsible for any of the charges for such services or utilities.

It is expressly understood and agreed that in the event the Lessors are successful in negotiating and consummating a ground lease of the premises or any part thereof, or in the event of a bona fide sale by the Lessors of the premises or any part thereof, or in the event the Lessors desire to erect a building on the premises or any part thereof, the Lessors shall, in either or any of such events, have the right to terminate this lease upon giving to the Lessee sixty (60) days notice in writing and the Lessee agrees, in such event, on or before the expiration of such sixty (60) days to peaceably vacate said premises. In the event, however, that the Lessors were to ef-