

that the Lessee shall notify the Lessor in writing at least ninety (90) days prior to the termination of the term herein specified. The Lessee shall not have the right to sublease or assign the property without the written consent of the Lessor.

It is expressly agreed and understood that the Lessor is to pay for all repairs on the property and improvements thereon that exceed Two Hundred (\$200.00) Dollars, and that the Lessee is to pay for all repairs on the property and improvements thereon that are less than Two Hundred (\$200.00) Dollars.

It is further agreed and understood that in the event the buildings, or any part thereof, shall during said term be destroyed or damaged by fire, and/or other unavoidable casualty, so that the same shall be rendered unfit for use then, and in such case, the rent hereinbefore reserved, or a just and proportionate part thereof according to the nature and extent of the injuries sustained, shall be suspended or abated until said building, or buildings and premises have been put in proper condition for use by the said Lessor. Provided, however, that in the event the premises are made untenable the Lessor shall have the right to terminate the lease.

It is further agreed and understood that the Lessee is to pay all of the expenses of the operation of the aforesaid Spanish Motel except the payments on the first and second mortgages, the City and County taxes and except as otherwise hereinbefore provided.

It is further agreed that the Lessee shall furnish all of the supplies necessary for the operation of the aforesaid Spanish Motel situate upon the property hereinabove described.