

the written approval of the Lessor.

2. That should the Lessor at any time during the life of this lease, or any extension thereof, have a bona fide opportunity of disposing of the leased premises as a whole or part, or of developing same for some primary purpose other than parking, that this lease may be terminated by said Lessor by giving Lessee ninety (90) days written notice of intention to terminate, setting forth the reasons therefor.

3. That should the Lessee fail to pay any installment of rent within ten (10) days after the same shall become due, or breach any of the covenants or agreements herein contained, and fail to bring himself into compliance therewith within a reasonable time after written demand, the Lessor may at her option either declare the rental for the entire period immediately due and payable and proceed to collect the same or declare this lease terminated and take possession of the premises, collecting rents up to the time of retaking.

4. Lessee will pay for any utilities used in or about the premises and will also be responsible for the surface treatment of the lot, erection of operator's building, lighting, posts, fences, or any other expenses necessary in the operation of the lot.

5. The Lessee shall use said leased property only for the purpose of operating a parking lot thereon for motor vehicles, unless the Lessor's consent in writing is given to Lessee. In using the leased property as aforesaid, the Lessee shall operate the parking lot business in such a way as to give the property a neat presentable appearance, and shall observe and comply with all law ordinances and regulations of the appropriate governmental or municipal authority applicable to the conduct

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