

of said business.

The Lessor covenants and agrees:

B. 1. That Lessor will within 90 days after the execution of this agreement have removed from the premises any improvements located thereon. However, Lessor shall not assume any further responsibility, after removal of improvements, in making the lot usable for parking of motor vehicles. It is also understood and agreed that on or before this 90-day period the lot will be turned over to the Lessee and that he shall have 90 days to prepare the lot for use in parking motor vehicles (strikes, lack of materials, acts of God excepted) and that if he has not done so within this 90-day period, then Lessor shall at his option terminate this agreement.

2. The Lessor will pay all ad valorem taxes existing against the property.

C. It is mutually covenanted and agreed:

1. That in the event of the bankruptcy of the Lessee or in the event he should be placed in the hands of a receiver or should Lessee make an assignment for the benefit of creditors, the Lessor may, at her option, declare this lease terminated and take immediate possession of the premises.

2. Lessee shall include this property in its insurance coverage under its existing liability policy.

3. The Lessee has hired the demised premises without any representations on the part of the Lessor as to the present or future conditions of the demised premises. The Lessor shall not be responsible for any defect or change of conditions in or about the premises, nor for any damage to the same. The Lessee shall be solely responsible for maintenance of the premises in a good and safe condition and the Lessor shall not be responsible

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