

with and have a common expiration date with the above described Lease of Tenant with Kina M. Jewell.

2. The Tenant is given the right and privilege from time to time, at its expense, to grade and pave the above described premises and install lighting and drainage systems as in its discretion it deems necessary for the use and enjoyment of said premises as a parking lot.

3. The Landlord hereby covenants that the Landlord has a good and marketable title in fee simple to the property and premises hereby demised, and that the Landlord has full authority to execute this lease; that the Tenant upon complying herewith may quietly hold and enjoy the said premises during and throughout the term, without any interruption by the Landlord or any person claiming by, through or under the Landlord; that Landlord will promptly pay all taxes levied and assessed upon or against said premises.

4. Landlord warrants that the leased premises are not subject to be reduced in area by any agreements or easements, e.g. such as, street widening provisions or similar stipulations, and that there are not in existence any zoning laws or ordinances prohibiting the use of the demised premises as a parking lot. Should any portion of the demised premises be condemned and taken by governmental authority, at any time during the term of this lease, the Tenant shall be entitled to a fair reduction of the rent or termination of the lease at its option.

5. The Tenant agrees to pay all charges for gas, electricity and water and all other utilities used by the Tenant on the premises.

6. The Tenant agrees that the demised premises shall not be used for any illegal or unlawful purpose and the Tenant at all times shall fully and promptly comply with all laws, ordinances, orders and regulations of any lawful authority having jurisdiction of said premises respecting the conduct of its business on the demised premises.

7. The Tenant may, without the consent of the Landlord,