

**XX. ASSIGNMENT AND SUBLETTING**

This lease shall not be assignable by operation of law. Any assignment of this lease or subletting of the leased property shall not extinguish or diminish the liability of Lessee herein. Lessee shall not assign this Lease or sublet the premises without first obtaining the written consent of Lessor, which consent shall not be unreasonably withheld, provided, however, that no such consent shall be required with respect to the sub-letting of the premises to Ray Motels Corporation which will be operating the premises.

**XXI. LIENS AND INSOLVENCY**

Lessee shall keep the premises free from any liens arising out of any work performed, materials furnished, or obligations incurred by Lessee. In the event Lessee becomes insolvent, voluntarily or involuntarily bankrupt, or any bankruptcy reorganization proceedings are instituted, or if a receiver, assignee, or other liquidating officer is appointed for the business of Lessee, then Lessor may cancel this lease at Lessor's option, and pursue all remedies provided for herein. Provided, further in the event of such bankruptcy or receivership, all indebtedness, owing by Lessor then to Lessee shall be deemed cancelled, terminated and no longer enforceable.

**XXII. NOTICES**

Notices and demands shall be forwarded to registered mail, postage prepaid, to:

**Lessor:**

Norman E. Wood  
P.O. Box 2692  
Great Falls, Montana 59403

**Lessee:**

Paul M. Jackson d/b/a Imperial Motel Associates  
Suite 604 - 10655 N.E. 4th  
Bellevue, Washington 98004

subject to the right of either party to designate by notice in writing any new address to which notices, demands and installments of rental may be sent.

**XXIII. QUIET POSSESSION**

Lessor hereby covenants and agrees that, at all times during the term hereof, provided Lessee is not in default hereunder, Lessee shall have the full, peaceful and quiet possession of the premises.

**XXIV. SHORT FORM LEASE FOR RECORDING**

Upon execution of this lease, a short form lease shall be executed by the parties for recording, which form will indicate the parties to the lease, the real property to be leased, and the term of the lease.

**XXV. GOVERNMENTAL FEES AND RULES**

Lessee shall, at its expense, comply with all applicable city, county, state and federal rules, regulations, ordinances, laws, requirements and orders pertaining to the operation of the premises.

**XXVI. ATTORNEY'S FEES**

If by reason of any default on the part of the Lessee it becomes necessary for Lessor to employ an attorney, or in case

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