

property or business, or in either of said events, the Landlords shall have the right to terminate this lease and may treat the Tenant as a tenant holding over and shall be entitled to the immediate possession of the premises herein leased.

VI.

Tenant shall have the right, but shall be in no way obligated, to make such changes, repairs, alterations, additions or improvements as Tenant may deem necessary to facilitate the use of the above-described premises as a parking lot. All repairs, alterations, additions or improvements made by Tenant to the leased premises shall be made at the expense of Tenant and at the expiration of this lease shall become property of Landlords.

VII.

Tenant shall have the right to sublet the premises, provided, however, that if the premises are sublet, every term, provision, duty or obligation applying to the Tenant under this lease shall likewise apply to any subtenant as if said subtenant were named as a tenant under this lease agreement in the first instance. It is further agreed that upon such subletting, the Tenant shall remain responsible for all rent.

VIII.

Tenant is obligated to take good care of the leased premises and to avoid any loss or damage to the same.

IX.

Tenant will, during the term of this lease, pay and discharge prior to delinquency all charges for water, gas, electricity, telephone, sewer and lights used in, or upon the leased premises, and Tenant agrees that if any such charge shall not have been paid within the time allowed for payment thereof, Landlords may pay the same, together with any interest or penalty which may have accrued thereon, and the amount as paid by Landlords shall become due and payable by Tenant as additional rent with the next installment of rent which shall become due

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