

Such lights, water, heat and other utilities as may be necessary shall be furnished by the Lessees and the Lessors shall in no way be responsible for any of the charges for such services or utilities.

It is expressly understood and agreed that in the event the Lessors are successful in negotiating and consummating a ground lease of the premises or any part thereof, or in the event of a bona fide sale by the Lessors of the premises or any part thereof, or in the event the Lessors desire to erect a building on the premises or any part thereof, the Lessors shall, in either or any of such events, have the right to terminate this lease upon giving to the Lessees sixty (60) days notice in writing and the Lessees agree, in such event, on or before the expiration of such sixty (60) days to peaceably vacate said premises. In the event, however, that the Lessors were to effect and consummate a sale to any person, firm or corporation where the usage of the properties by the purchaser or purchasers is for parking purposes only, then, in such event, it is understood that such sale would be subject to the within lease. In connection with this consummation of the within lease the Lessees have paid unto Central Parking Garage, Inc., the sum of Seventy-four Hundred (\$7,400.00) Dollars for an assignment or release of all of its rights as assignee flowing from the original lease executed by W. C. Cleveland, Jr., Lessor, hereinabove referred to. The Lessors herein assume no responsibility for reimbursing the Lessees for said amount or any part thereof, either by offset in rental or otherwise, but should the Lessors lease, improve or sell said premises or any part thereof as hereinabove mentioned, they agree to reimburse the Lessees for that proportion of Seventy-four Hundred (\$7,400.00) Dollars that five (5) years bears to the period between termination and vacancy by notice and the stated expiration of the lease.