

(b) To pay all water, gas, heat, electric power and other charges for utilities used on said premises during the term hereof.

(c) To maintain and keep in good condition the buildings (exclusive of the roof, foundations, exterior walls and downspouts) including all painting and/or redecorating, plumbing, heating and air conditioning equipment, wiring, paved surfaces of driveways and parking courts and all other portions of the premises except those for which the Lessor is responsible pursuant to the provisions of Paragraph 6 (a) hereof.

(d) To keep said premises in a clean and sanitary condition, and, except for normal wear and tear, to deliver them at the end of the term hereof in their present condition and state of repair.

(e) Not to assign this lease or sublet the premises without the prior written consent of the Lessor, which consent shall not be unreasonably withheld. Lessor hereby agrees to a sublease of the leased premises to Stiles-McAlpin Hotel Co., Inc. The Lessee, after such assignment shall not be relieved of liability hereunder unless the assignee has a net worth equal to or greater than the net worth of the Lessee named herein at the time of such assignment; PROVIDED, HOWEVER, that if the Lessee desires to assign this lease, it will give notice thereof to the Lessor and the Lessor shall have the right (within thirty (30) days after the receipt of such notice) to purchase all the rights of the Lessee hereunder and to terminate this lease by meeting the highest offer made by any bona fide prospective purchaser of the Lessee's interest hereunder.

(f) To make no major structural alterations, additions, or changes in the buildings on the leased premises without the prior written consent of the Lessor.

(g) To permit the Lessor, from time to time, to enter the leased premises at reasonable hours for the purpose of inspecting the same to determine the extent of compliance by the Lessee with the terms hereof.