

4. Imperial proposes to construct and completely equip a standard Imperial '400' type motel on the property containing approximately fifty (50) motel units including manager's quarters (the latter to count as two rooms). In order to partially finance the motel and equipment the respective interests of Imperial and the lessor in the property together with the motel improvements and equipment placed thereon shall be made junior to mortgages to be placed as liens on the property to secure loans in a total amount not to exceed \$4,500.00 per room for a standard two-story structure, or \$5,500.00 for a three-story structure or structures with extraordinary building requirements. Upon demand of Imperial lessor will execute and deliver all documents required by the lender partially financing the motel improvements and equipment, but in no event shall lessor be personally liable for the loans for which said mortgages are given.

5. If, the site conditions, zoning, building regulations, covenants, conditions, restrictions, easements, rights, or rights of way on the property would interfere with, or prohibit the construction of, or the obtaining of a building permit for the construction of an "Imperial 400" type motel as determined by Imperial's architect during the escrow, then Imperial shall have the option to terminate the lease escrow and forthwith obtain a refund of all moneys theretofore paid to or on behalf of Lessor.

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