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termination of this lease without the written consent of the Lessors, then the rent for the whole term contracted to be paid thereafter under this agreement shall become immediately due, payable and collectible, anything to the contrary notwithstanding.

Should the Lessees desire at any time during the term of this lease to erect any building or buildings upon the premises, or to pave the whole or any part thereof, or to make any other improvement thereon, then, in such event, the written consent of the Lessors must first be secured and any such improvements as are made by the Lessees are to be made at the sole expense of the Lessees and it is expressly understood and agreed that the Lessors are under no obligation to maintain the premises or to make any improvements thereon during the term of this lease. Such improvements as are made by the Lessees under the conditions stated shall not be removed at the expiration or termination of this lease and shall, at the expiration or termination of this lease, become the property of the Lessors without reimbursement therefor to the Lessees. In the event improvements are made by the Lessees under the conditions stated, resulting in any increased County and City taxes, the Lessees agree to pay or be responsible for the payment of all such taxes levied by virtue of such improvements.

It is further agreed that the above described property is hereby leased to the Lessees for the sole purpose of the Lessees conducting thereon a parking lot and the Lessees agree to conduct said business and to use said premises in a lawful manner and to in no way use the property in such a manner as to be or become a nuisance. Nor shall there be sold thereon, or in connection therewith, any beer or other alcoholic beverages.

The Lessees shall not have the right to assign this lease or to sublet the premises or any portion thereof without the written consent of the Lessors, EXCEPT THAT PORTION COVERED BY THE OTHER LEASE

