

7. COVENANTS OF THE LESSEE: The Lessee covenants and agrees:

(a) To accept the premises when the aforementioned building and facilities are completed thereon and to use the same only for the operation of a motor hotel and restaurant, and allied facilities.

(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, foundation, 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. Continued on page 5(e)

(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.

(h) To pay ad valorem taxes assessed against the furniture, fixtures, furnishings, equipment and other personal property on the leased premises, and to insure the same against loss or damage by fire and other casualty commonly

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