

The Lessee hereunder may sublet the demised premises without the consent of the Lessor.

13. ERECTION OF BUILDINGS: Permission is hereby granted to the Lessee by the Lessor to erect upon the said premises a motel or other buildings in connection with the construction of a motel as the Lessee may, from time to time, wish to construct. If erected, said building or buildings shall be constructed of good material in a good workman-like manner and shall be erected free of liens and of claims of contractors, mechanics, laborers, and materialmen. Lessee shall be responsible for the upkeep of such improvements during the term of said lease and such improvements shall be and become the property of the Lessor upon the termination of said lease unless the options to purchase, as set forth inereinabove, are exercised. At the expiration of the term of this lease, Lessee will surrender the premises in good condition and repair, reasonable wear and tear excepted.

After the expiration of the term of the within lease, Lessee may remove all furnishings and other of their property on the premises as can be removed without damage to the structural part of the building or buildings. Any damage caused by such removal shall be repaired by the Lessee at their expense.

14. SUBORDINATION OF LEASE: The Lessor agrees that it will execute such first mortgage or other documents as may be necessary to a reputable lending institution (bank, savings and loan association or insurance company which is customarily in the business of making first mortgage loans) to subject the demised

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