

It is further mutually agreed that the within described leased premises are to be used for a parking lot by the LESSEES and for no other type of business during the term of this Lease.

It is further agreed and made a part of this Lease Agreement that the LESSORS shall have the right and privilege of terminating this Lease upon giving to the LESSEES sixty (60) days notice, in writing, upon a sale of the premises, upon entering into a ground lease calling for immediate improvements thereon, or upon the LESSORS desiring to immediately erect improvements upon said premises. The LESSORS, however, agree that if the property is sold to a third party for use as a parking lot, then this termination provision shall not apply and that the Lease will run its full term unless terminated for other reasons hereunder.

It is further agreed that if any rental shall be due and unpaid or if default shall be made in any of the covenants on the part of the said LESSEES, then it shall be lawful for the LESSORS to re-enter the said premises and to have again, repossess and enjoy the same. It is further agreed that the LESSORS and their agents shall have the right to go upon the premises during the term of this Lease for the purpose of making surveys or for showing said property to prospective purchasers or Lessees.

The LESSEES agree that they will save harmless and indemnify the LESSORS against all loss, liability and expense, including attorney's fees and Court costs, that may be incurred because of any claim, groundless or otherwise, growing out of any accident, damage or loss occasioned to the public in general or patrons of the parking lot in particular because of the operation of said parking lot, and that all property of any kind that may be on the premises during the continuance of this Lease shall be at the sole risk of the LESSEES and the LESSORS shall not be liable to the LESSEES or to any other persons for any injuries, loss or damage to property or to any persons on the premises.

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