

(b) Lessor, or his designated agents, shall have the right to come upon the premises at any time during the term of this lease for the purpose of examining and inspecting same or for the purpose of protecting same. In so doing, neither Lessor, nor his agents, shall interfere with the operation of Lessee's business.

(c) Lessee shall promptly and peaceably vacate the premises upon the expiration or termination of this lease. Lessee shall leave the premises in as good condition as when initially occupied, fair wear and tear excepted, and Lessee covenants to leave in place all toilet fixtures and lavatories, all light fixtures, and all doors with locks in working order and all windows with glass panes intact.

(d) Lessee agrees that neither he nor his agents will sell any beer, wine or intoxicating liquors on the premises during the term of this lease.

(e) Lessee agrees that in his use of the exclusive parking area immediately in front of the leased building, he will not unreasonably interfere with the right of ingress and egress of the public or of the other tenants of the Lessor, and further agrees that his use of the common area in the rear of said buildings shall be subject to reasonable regulations imposed by the Lessor.

(f) Lessee agrees that he is to use the premises as a restaurant, cafe and/or drive in restaurant or cafe, and that any other use of the premises by the Lessee will permit the Lessor to terminate the lease at his option, unless the Lessor first gives to the Lessee written permission for such other use.

(g) Lessee agrees that neither he, nor his agent, will permit any coin operated machines, other than music or vending machines, to be located or used on the premises.

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