

on or before the tenth day of each and every month during the life of said lease.

2. That she will not assign this lease or sublet the premises, in whole or in part, without first obtaining the written approval of the Lessor.
3. That should the Lessee fail to pay any installment of rent within ten (10) days after the same shall become due, or breach any of the covenants or agreements herein contained, and fail to bring herself into compliance therewith within a reasonable time after written demand, the Lessor may at her option either declare the rental for the entire period immediately due and payable and proceed to collect the same, or declare this Lease terminated and take possession of the premises, collecting rents up to the time of retaking.
4. The Lessee shall pay for any and all utilities used in or about the premises and shall also be responsible for maintenance of paving, erection and maintenance of any lighting, posts, fences, or any other expenses necessary in the operation of said lot.
5. The Lessee shall use said leased premises for the purpose of operating a motor vehicle parking lot. In using said premises as aforesaid, the Lessee shall operate the parking lot business in such a way as to give the property a neat presentable appearance, and shall observe and comply with all laws, ordinances, and regulations of appropriate governmental or municipal authorities applicable to the conduct of said business.

The Lessor covenants and agrees:

1. The Lessor shall pay all property taxes assessed upon the demised premises during the term of this lease.
2. That the Lessee, upon paying the rentals and performing the covenants upon its part to be performed hereunder, shall and may peaceably and quietly have, hold and enjoy the premises during the term of said lease.

It is mutually covenanted and agreed:

1. That in the event of bankruptcy of the Lessee, or in the event she should be placed in the hands of a receiver, or should the Lessee make an assignment for the benefit of creditors, the Lessor may, at her option, declare this lease terminated and take immediate possession of the premises.
2. That Lessee shall include this property in its insurance coverage under its existing liability policy.
3. That Lessee has leased the demised premises without any representations on the part of the Lessor as to the present or future condition of same. That Lessor shall not be responsible for any defect or change of conditions in or about the premises nor for any damage to the same. That Lessee shall be solely responsible for maintenance of the premises in a good and safe condition and the Lessor shall not be responsible for

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