

five (5%) per cent, LESSEES shall pay for the special audit, otherwise, the audit shall be at LESSOR'S expense. The auditor shall be chosen by LESSOR.

LESSEES may at any time during the term of this lease with the consent of LESSOR change the lease year referred to above to coincide with LESSEES' fiscal year. Thereafter, no change in the date of the fiscal year shall be made without the consent of LESSOR.

LESSEES agree that they will construct on the premises a motor lodge of not less than 80 units and a restaurant and will use said premises during the term of said lease for the operation of said motor lodge and restaurant and for any other lawful purposes.

Any improvements placed on the premises by the LESSEES shall be at their own expense and LESSEES shall be responsible for the upkeep of such improvements during the term of said lease and such improvements shall be and become property of LESSOR upon the termination of said lease.

At the expiration of the term of this lease, LESSEES will surrender the premises in good condition and repair, reasonable wear and tear excepted.

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

The LESSEES may assign and sublet their interest or any part thereof in this lease, however, no assignment or or subletting shall relieve LESSEES, their heirs and assigns, of liability from the performance of their obligations hereunder.