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(c) This Lease shall be freely assignable without notice to Lessor and shall be binding upon and inure to the benefit of the parties hereto, their heirs, executors, administrators, successors and assigns. This Lease shall survive any sale, assignment, or other transfer of the Apartment Complex and Demised Premises, shall be construed in all respects as a lease and not a license. Lessor covenants and agrees that it will not transfer said premises without first informing the transferee of the existence of this Lease, and obtaining such transferee's written agreement to take said premises subject to all the terms and conditions herein and to abide by and assume all obligations arising herein on the part of the original Lessor. This Lease, or a short form thereof, may be recorded among the land records of the jurisdiction where the Demised Premises are located, the expense thereof to be borne by Lessee.

(d) In the event Lessor or his successors shall breach any of the terms of this Lease requiring Lessee to obtain the services of any attorney for enforcement, Lessee shall recover from Lessor, in addition to any other relief allowed by law, all costs of enforcement including reasonable attorneys fees.

(e) In the event Lessor or his successors shall breach any of the agreements and covenants herein set forth, it shall at the election of Lessee, pay Lessee as and for agreed and liquidated damages, an amount equal to the number of months remaining in the unexpired term of this Lease multiplied by fifty percent (50%) of the average monthly gross collection made from the laundry equipment on the Demised Premises up to the date of the termination or breach of this lease.

(f) The persons executing this Lease on behalf of both Lessor and Lessee have full and express authority to execute same on behalf of the parties hereto.

(g) One or more waivers of any covenant or condition by Lessor or Lessee shall not be construed as a waiver of a subsequent breach of the same covenant or condition. The waiver or exercise of any legal right hereunder shall not be construed as a waiver of any other action or right Lessor or Lessee may have pursuant to the terms of this Lease. Lessee shall have the right to all legal and equitable remedies and actions including but not limited to the liquidated damages set forth above, an action for specific performance, an action for injunction without bond or any other right or remedy provided by law.

*INTURNIA AGREES TO PAY TO HUNTING RIDGE APTS.
THE SUM OF THREE THOUSAND DOLLARS (\$3,000.00) FOR
A TEN YEAR CONTRACT.*

*L. L. Demand
CR#*

1529-10-21