

shall be substituted by agreement of the parties.

(5) Notwithstanding the foregoing provisions for annual adjustments of rent, it is expressly agreed that the monthly rental shall never be less than \$725.00 per month, which shall be the agreed minimum monthly rental during the term hereof.

Section 5. BUSINESS: Lessee agrees that she will use the leased premises only as a residence and for the purpose of conducting a restaurant business and may perform such services in connection therewith as are usually and customarily connected with and incidental to the business for which this property is being leased, including the operation of a licensed cocktail lounge.

Lessors covenant and agree that they will not operate nor allow to be operated on any of their land within one (1) mile of the demised premises, a restaurant business.

Lessee further agrees and covenants to abide by the laws of the State of Washington in the conduct and operation of her business and in the use of the leased premises and covenants to conduct the business in such a manner as not to become a public nuisance. Lessee also covenants to operate her business in a respectable, businesslike and competitive manner and to keep the leased premises neat and clean at all times.

Section 6. REPAIRS: Lessors hereby agree and covenant to make all the necessary repairs to and to maintain the roof, exterior walls and structural members of the buildings which are situated on the leased premises; provided, however, Lessee will provide labor for painting as necessary.

Lessee shall make all necessary repairs to and maintain the interior of the leased premises, all windows, the range exhaust system and plumbing and all personal property hereby leased. However, Lessors shall replace items of personal property which