

rental after the same shall have become due shall not be construed as a waiver of this covenant to any subsequent default.

Section 16. REVIEWING AND INSPECTING PREMISES: The Lessors or their agents may enter the premises at any reasonable time to view and make inspections and to determine if waste is being committed or suffered.

Section 17. TERMINATION OF LEASE: At the expiration of this Lease or any other earlier termination thereof after Lessee has come into possession, Lessee will return the same to Lessors in the same good and sound condition as when she entered possession, ordinary wear and tear, fire or other casualty excepted. It is expressly understood however that all trade fixtures installed by Lessee shall remain the property of the Lessee, who shall have the right to remove the same at the expiration or the termination of this Lease if such removal does not materially affect the general structure of the building.

Section 18. CONTINGENCY: This Lease is contingent upon Lessors completing the remodeling and enlarging of the restaurant building on the leased premises. The work to be done to complete such remodeling consists of:

- a. Providing suitable access from the old portion of the restaurant building to the new addition thereto.
- b. Installing new floor covering in the old portion of the restaurant building as needed.
- c. Installing new interior wall board on the north and east walls of the old portion of the restaurant.
- d. Restoring the electric power system to provide adequate electric power to the kitchen in the old portion of the restaurant building.

It is agreed that until such remodeling is substantially completed, the agreed rent shall be reduced to \$380.00 per month and the rent shall be adjusted pro-rata for any part of a month for which such remodeling is not substantially completed.

Section 19. PARKING: It is agreed that Lessors shall develop and maintain suitable parking areas and access thereto for patrons of Lessee's business to be conducted on the leased premises. It is agreed that Lessors will provide parking space for thirty (30) vehicles to be used by patrons of Lessee's business.