

true and accurate account of the expense incurred in so completing the work upon the said floor and so installing said elevator and shall deliver to the party of the first part a copy of the said correct, true and accurate account and thereupon the party of the first part shall pay unto the party of the second part the sum of (\$75⁰⁰) per month until the said party of the second part shall be reimbursed for his expenses in completing the said Fourth Floor, and installing said elevator, the deferred payments to bear interest at the rate of six percent per annum, thereupon the said second party shall have no claim of any kind or character on any of the improvements, fixtures, etc., made or placed by him on the said fourth floor or upon the elevator and its equipments.

It is further agreed and understood that the groceries and food products of all kind and character in the hotel or contracted for at the date of the transfer of the possession of the said property shall be paid for by the second party at the actual cost thereof.

Provided Further, that the party of the first part agree to keep in its present condition the Exterior of the said building and the party of the second part agrees to keep in its present condition the interior of the said building.

Provided Further, that in the event the party of the second part shall at any time fail to pay the rentals herein provided for, for a period of ten days after the same shall become due, then, in that event, this lease shall forthwith become null and void, without notice from the party of the first part, and the party of the first part upon the happening of the event herein specified is hereby authorized to forthwith take possession of the said premises, and the party of the second part hereby binds himself to