

water bills and all other taxes or charges that may be levied against said premises and to pay all bills or charges for light, power and heat incurred in the use of said premises. Should Lessor fail to pay any such taxes, bills and charges, when due and payable, Lessee shall have the right to pay the same and Lessee may withhold from any rentals payable hereunder as they accrue such amounts as may be necessary to fully reimburse Lessee.

(4.) Lessee may install, move and remove at and from the premises hereby leased to it such tanks, pipes, pumps, equipment, machinery and other facilities for the storing, handling and selling of petroleum products and servicing automobiles as shall in its opinion be necessary in order to use said premises for its business of storing, handling and selling of petroleum products. Lessee may paint the tanks, pumps, machinery and other equipment installed or operated by it and may paint the buildings on the premises herein described in any colors it shall elect and to paint thereon any of its trade marks and other signs, devices and advertisements.

(5.) Upon the expiration or termination of this lease for any cause Lessee is to return the property described in Schedule "A" hereto attached to Lessor and Lessee shall restore said premises to the condition existing on the date hereof, ordinary wear and tear excepted. Lessee shall have the right to remove from said premises all tanks, pumps, pipes, equipment, machinery and other facilities placed thereon by Lessee.

(6.) In case the premises are rendered unfit for occupancy by fire, storm, explosion or any other cause, no rental shall accrue or is to be paid from the beginning of such unfitness for occupancy until the premises are put in tenable condition and Lessee is able to and does occupy said premises for the purposes herein described.

(7.) Lessee during the term of this lease or any renewal or extension thereof shall have the right and privilege to sublet or assign all or any part of its right of its right under and to said premises but any such subletting or assignment shall not relieve Lessee from its obligation to pay the rent herein reserved unless Lessor shall consent in writing to such subletting or assignment.

(8.) Lessee shall have the privilege and option of renewing this agreement from period to period for 1 additional period of one (1) year each, the first of such periods to begin on the expiration of the first period herein granted, and each successive period to begin on the expiration of the period then in effect, upon the same terms and conditions as herein set forth and all of said privileges of renewal and extension shall be considered as having been exercised unless Lessee gives Lessor notice in writing at least thirty days prior to the expiration of the period then in effect of its intention not to exercise such renewal privilege.

(9.) Lessee has and is hereby given the right to cancel this lease at any time on giving Lessor thirty days notice of Lessee's intention so to do.