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shall require to lawful erect, maintain and operate a drive-in-gasoline filling and service station upon the demised premises in accordance with its plans, and to remove any and all obstructions, wherever situate, whether upon the demised premises or any sidewalks, streets or alleys abutting the same, which in the absolute judgment of Lessee if not removed would render the demised premises unsuitable for its purposes; and Lessee shall have a period of sixty days from the date hereof in which to secure said licenses, permits and franchises, provided, however, that if Lessee shall not have secured said licenses, permits and franchises during said period but application therefor shall be pending, then the time for securing said licenses, permits and franchises shall be extended for a further period of sixty days; it being understood and agreed that in the event said licenses, permits or franchises, when granted, shall impose any condition upon Lessee, or upon the erection or operation of said filling and service station, which in Lessee's absolute judgment, is or may become unduly burdensome, Lessee shall have the right to reject the same. In the event said licenses, permits or franchises are not secured by Lessee, or if Lessee rejects the same, this lease shall become null and void, unless Lessee shall notify Lessor in writing within ten days after the expiration of said period hereinbefore mentioned for the securing of said licenses, permits and franchises, that Lessee elects to continue this lease in force and effect notwithstanding.

Lessor covenants and agrees to deliver actual possession of the demised premises unto Lessee, free of possession or the right of possession by all other persons, firms or corporations, immediately after receipt of written notice from Lessee that Lessee has received and accepted the licenses, permits and franchises hereinbefore referred to.

Lessee is hereby granted the right to raze and remove any and all buildings and improvements of every character upon the demised premises, without any cost or liability therefor; and to erect and/or install such buildings, improvements, additions, and equipment thereon as in its absolute judgment may be desirable for maintaining and conducting a gasoline filling and service station and/or other business thereon; it being understood and agreed that all buildings, improvements, additions, filling station and/or other equipment and facilities, whether heretofore or hereafter erected and/or installed upon the demised premises by Lessee, or acquired by Lessee from any predecessor in title, shall always remain the personal property of Lessee and may be removed by Lessee at any time.

In the event the licenses, permits or franchises, or any of them, for erecting, maintaining or conducting a gasoline filling and service station upon the demised premises shall be revoked by City, County, State or other duly constituted authority, at any time during the term hereof, or any renewal period, or should any restrictions or conditions be imposed upon the operation, maintenance or conduct of said gasoline filling and service station, which in Lessee's absolute judgment may be unduly burdensome, or if, for any reason, Lessee, its successors or assigns, shall be prevented from conducting its gasoline filling and service station upon the demised premises, then this lease, at the option of Lessee, shall cease and determine, and in the event Lessee shall so elect to terminate this lease all liability upon Lessee for rental hereunder shall cease upon payment proportionately to date of such termination.

Lessor shall, during the term of this lease and any renewal periods, pay all taxes and assessments of every nature, upon the demised premises, including any buildings or improvements thereon belonging to Lessor. In the event that the Lessor fails to pay any of the aforesaid taxes and assessments or any payments required to be made under the terms of any mortgages on the premises, Lessee may, at its option, make any such payments for the account of the Lessor and charge the same with interest at six per cent per annum against the amount payable by Lessee hereunder or may require Lessor to reimburse Lessee the amount of such or if part, Lessee shall pay all taxes upon any improvements and additions erected or installed upon the demised premises by Lessee, and shall also pay all charges for water and electric current used by Lessee upon the demised premises.

Lessor covenants and agrees that Lessor will not, at any time during the continuance of this lease or any extension thereof, or at any time within a period of ten years following any purchase of the demised premises by Lessee, directly or indirectly sell or offer for sale, or engage in the business of handling or selling, any gasoline, motor-fuel, kerosene, lubricating oils, greases, heating oils, solvents or any fuel ingredient or product for the propelling of motor vehicles, upon any property within a radius of two thousand feet of the boundary lines of the property hereby demised; nor will Lessor, during such period, sell or permit to be occupied or used for such purposes any property owned, leased or controlled by Lessor within said area, nor displayed upon any such property within said area any advertisement of any of the aforementioned products other than the products of Lessee; and Lessor further covenants and agrees that in any lease, deed or other agreement hereafter executed affecting any property owned, leased or controlled by Lessor within such area, Lessor will insert such restrictive clauses and covenants as will prevent any such property from being used during the period aforesaid for any purposes herein prohibited. In the event of the purchase of the demised premises by Lessee, Lessor further covenants and agrees to insert in the deed conveying said premises to Lessee a covenant restricting Lessor, and Lessor's heirs, personal representatives, successors and assigns, from using or permitting the use of any premises of Lessor within said radius of two thousand feet of the boundary lines of the demised premises for the storage, handling, sale or advertising of any gasoline, motor-fuel, kerosene, lubricating oils, greases, heating oils, solvents, or any fuel ingredient or product for the propelling of motor vehicles, for a period of ten years from the date of such deed.

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