

15a. Any notice required or intended to be sent to LESSOR under the terms of this lease shall be sufficient if delivered in writing personally or if posted by registered mail addressed to L. M. Davenport at 2300 Bay Ave., Sunset Island No. 3, Miami Beach, Florida

Date of service of a notice served by mail shall be the date on which such notice is deposited in a mailing receptacle of the United States Post Office Department.

15b. Rentals hereunder shall be paid by check to L. M. Davenport, Florida at 2300 Bay Ave., Sunset Island No. 3, Miami Beach, Florida provided, however, that LESSOR may change such instructions from time to time by written notice to LESSEE in accordance with Paragraph 16 hereof.

16. Any notice required or intended to be sent to LESSEE under the terms of this lease shall be sent by registered mail addressed to LESSEE at American Building, Baltimore, Md.

17. It is hereby further agreed that LESSEE shall have the right to terminate this lease or any renewal or extension thereof at any time and from time to time by giving notice to LESSOR and payment of LESSOR'S and payment of LESSOR'S as provided in the lease.

18. No assignment or change of interest by LESSOR in the premises hereby demised, whether recorded or unrecorded, shall be binding upon LESSEE unless and until LESSEE shall be actually notified thereof by registered mail, and in no event shall such assignment or change of interest affect this lease or the purchase option rights of LESSEE hereunder.

19. LESSOR agrees to promptly make at his own cost and expense all repairs to the demised premises and the buildings, improvements and appurtenances thereon which may be required by public authority and to make all repairs to the demised premises and the buildings, improvements and appurtenances thereon which may be required by public authority and to make all repairs to the demised premises and the buildings, improvements and appurtenances thereon which may be required by public authority.

20. Should LESSEE hold over the demised premises after the expiration of the term hereof, or of any exercised renewal or extension period, such holding over shall, in the absence of a written agreement between the parties, therefor, be deemed to be a tenancy from month to month upon the same terms and conditions.

21. The terms, conditions and covenants of this lease shall be binding upon and shall inure to the benefit of each of the parties hereto, their heirs, personal representatives, successors, and assigns, and shall run with the land; and where more than one party shall be lessors under this lease, the word "LESSOR" whenever used in this lease shall be deemed to include all parties lessor jointly and severally.

22. LESSOR covenants that LESSOR has the right, full power and lawful authority to execute these presents, and all parts thereof, in the manner aforesaid, and that LESSOR will do, execute, acknowledge and deliver, or cause or procure to be done, executed, acknowledged and delivered all such further acts and papers as may be necessary for the better assuring unto LESSEE, its successors and assigns, of the performance of all the covenants and agreements herein.

23. (Special provisions):

It is mutually agreed and understood that LESSEE is to pay the taxes on the improvements up to and including the year 1947. Effective January 1, 1948 Lessor agrees, during the term of this lease and any renewal thereof, to pay all taxes and assessments of every nature levied upon the demised premises including all building and improvements thereon.

[Handwritten signatures]

This lease, as of its effective date, supersees and cancels lease dated September 28, 1935, from L. M. Davenport to The American Oil Company, covering the property hereinabove described.

24. This lease embodies the entire arrangement between the parties hereto relative to the subject matter hereof and shall not be modified, changed or altered in any respect except in writing.

25. This lease shall not be deemed to have been accepted by LESSEE, nor shall the same be binding upon LESSEE, unless and until the same shall have been duly signed on its behalf by its Vice President or General Manager and a signed copy thereof delivered to LESSOR.

IN WITNESS WHEREOF, the parties hereto have duly signed these presents and affixed their respective seals, the day and year first above written.

Witness: *[Signature]* (SEAL)
[Signature] (SEAL)

Witness: *[Signature]* (SEAL)
THE AMERICAN OIL COMPANY

[Signature] Vice President
[Signature] General Manager
[Signature] Assistant Secretary



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