liquidated.

Seventh. No rent shall accrue during any period in which, without fault of Shell, the conduct to full advantage upon said premises of, or the use thereof for, the business of operating a gasoline filling and automobile service station shall be or be attempted to be prevented, impaired, suspended or limited by any act or omission of governmental authority (federal, state or municipal) or by any law, ordinance, order, rule or regulation, zoning ordinance or building code, or by any lack at any time of the legal permission necessary therefor. If (a) any of the foregoing conditions mentioned in this Article should continue for sixty days, or (b) at any time during this lease or any extension or renewal, such use of the premises or conduct of such a service station should be illegal, or (c) such conduct or use should at any time be impaired or affected by the widening, altering or improving of any street adjoining said premises or should any federal or state highway be rerouted from any such street, then, in any such event and in addition to any other rights hereunder, Shell may at its option terminate this lease by giving Lessor at least five days notice.

Eighth. No notice need be given of the intention of Lessor or Shell to enter or vacate the leased premises at the expiration of this lease, and any holdover shall be on the basis of a month-to-month tenancy at the rental herein reserved.

Ninth. Shell may at any time assign this lease or sub-let all or any part of the leased premises but shall not be relieved thereby of its obligations hereunder.

Tenth. At the termination of this lease, or of any tenancy thereafter, Shell shall surrender the leased premises to Lessor, subject (a) to Shell's privilege under Article Seventeenth hereof, (b) to ordinary wear and tear and destruction or damage by fire, explosion, the elements, other casualty, war, vandalism, insurrection and riot, and (c) to any change, alteration, addition or painting of or to the leased premises by Shell as hereinabove authorized.

Eleventh. Notices hereunder shall be given only by registered letter or telegram and shall be deemed given when the letter is deposited in the mail or the telegram is filed with the telegraph company, postage or charges prepaid and addressed, if to Shell at 909 East 22nd Street, Baltimore 18, Maryland. and if to Lessor, at such party's above-mentioned address, or in either case at such other address as shall have been substituted therefor by notice. This lease may be terminated for rental default only if a rent installment shall be due and unpaid for twenty days after notice to Shell in which event Lessor may then terminate this lease on thirty days notice to Shell.

Twelfth. Shell, at its option, by giving at least thirty days notice to Lessor, may terminate this lease at any time during the original or any extended term hereof.

P.S. J.S.

Thirteenth. ~~At any time during the term of this lease, or any extension or renewals thereof, Shell shall have the option to purchase the leased premises, which shall include all or part of the leased premises, equipment, fixtures and Lessor's personal property thereon, for the sum of XXXX