

- 12- LESSEE shall not assign this lease or sublet the whole or any part of the leased premises or make any alterations or improvements thereon without written permission from LESSOR.
- 13- At the termination of this lease, LESSEE shall deliver to LESSOR the leased premises, together with the equipment and apparatus in the condition in which LESSEE is obliged to keep the same.
- 14- This lease is subject to the terms and conditions of any existing lease or contract governing LESSOR'S rights to the leased premises. LESSEE hereunder, in no event, shall have or claim any right of possession or occupation of said leased premises at variance with the terms, or beyond the period of LESSOR'S right thereto, anything in this lease, or any extension thereof, to the contrary notwithstanding.
- 15- If LESSEE shall fail to make any payment of rent hereunder for (10) days after the same shall fall due, or shall fail to perform any of LESSEE'S obligations hereunder, or shall violate any condition herein contained. LESSOR, at LESSOR'S option, may terminate this lease and at any time thereafter re-enter the leased premises and expel LESSEE therefrom, without prejudice to other remedies. Whenever this lease shall terminate, either by lapse of time or by virtue of any of the provisions herein contained, LESSEE hereby waives all right to any notice to quit possession as prescribed by any statute then in force relating to summary process.
- 16- As of the beginning of the term hereof any prior lease between the parties hereto affecting the leased premises shall be terminated.
- 17- LESSEE specifically specifies that the minimum hours the station will be operated is from 7 A. M. until 10 P. M., Monday through Sunday, also LESSEE shall indemnify and save harmless LESSOR from and against any and all claims developing for any losses due to mechanical failure or leaks of equipment and apparatus installed or to be installed thereon and used in connection with the gasoline service station business conducted on said leased premises.
- 18- LESSEE specifies that he will pay cash, at time of delivery, for all petroleum products purchased from LESSOR.
- 19- LESSEE specifies that no alcoholic beverages will be sold or stored on premises.
- 20- Either party hereto may terminate this lease at the end of the original term hereof by giving to the other written notice of termination