

ERECTION
OF IMPROVE-
MENTS

5. The Lessee shall apply for and obtain the necessary permits for the construction and operation of a service station and/or other buildings and equipment necessary or convenient for the sale, storage or handling of petroleum products, automobile accessories and similar merchandise, and shall, on or before July 1, 1955, complete erection of said service station at a cost of not less than Twelve Thousand Dollars (\$12,000.00).

TAXES

6. The Lessee shall pay, during the term of this lease or renewals thereof all city and county taxes on the demised premises and improvements thereon and shall pay one-half (1/2) of any city or county assessment against said premises.

OWNERSHIP
OF PROPER-
TY

7. It is understood and agreed that any buildings or improvements upon the demised premises at the termination of this lease or any renewal or renewals thereof shall be and become the property of the Lessor. This does not include dispensing equipment for the sale of petroleum products, gasoline pumps, underground storage tanks, air compressors, lifts and other filling station equipment customarily used in the marketing and selling of petroleum products, automobile accessories and similar goods, wares and merchandise which shall remain personal property and shall remain the property of the Lessee.

RIGHT OF
REMOVAL

8. Lessee shall have the right to enter upon and remove from the demised premises with such compliances as may be necessary, any and all of such personal property and equipment which it now owns or which it shall hereafter locate or place upon the leased premises, and at any time during the term of this lease or any extension or renewal thereof, and at and from the expiration or termination of either, Lessee shall have the right to leave said removable property and equipment on the demised premises until a successor succeeds the Lessee at said premises and purchases or leases said property and equipment or