

sixty (60) days, then the Lessor may at his sole option terminate this lease, and may enter upon said premises and expel and remove the Lessee and any other persons therefrom and hold and occupy the same free from any claim on the part of the Lessee.

V.

The Lessee agrees that during the term of this lease, it will will paint the interior and exterior of the building to be constructed on said property when necessary, but in any event, at least every three (3) years. The Lessee further agrees that it will promptly repair at its own cost, or expense, any damage to the plumbing system, that may be caused by negligence or abuse of the Lessee, its guests, customers, servants or agents. Any repair that may become necessary due to normal wear and tear shall be done by the Lessor.

The Lessor shall, at his own expense, maintain and keep in good repair the roof, sidewalks, driveways and any other structural repairs that may be necessary.

VI.

It is understood and agreed that the Lessee shall not, without the consent of the Lessor in writing, deal in and sell oil and other petroleum products on the demised premises excepting those of a major oil company.

The Lessee may use the premises for the sale of gasoline, diesel motor fuel, petroleum products, automobile accessories and allied lines, but excluding wholesale and retail groceries and meat markets, but the Lessee may handle such articles of food and merchandise generally handled by Class A service stations, but shall not use the premises for any unlawful or offensive purposes and shall at all times comply with all statutes, ordinances, rules, orders, regulations and requirements of the Federal, State and Municipal governments, and upon the termination of this lease, will surrender the said premises in as good order and condition as they were at the beginning of the lease, ordinary wear and tear excepted.

The Lessor agrees that the Lessee may install on the premises any tanks, machines, pumps or any other equipment needed in the handling and the sale of gasoline, diesel motor fuel or other