

Lessee; Lessor shall within a reasonable time restore said buildings to as good condition as they were prior to said destruction or injury, and during the period from the destruction to the date of restoration, the rent shall abate. Should the Lessor fail to restore the buildings and improvements within a reasonable time, not exceeding ninety (90) days, then this Lease may be terminated at the option of the Lessee.

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It is agreed that the Lessee may make such additions, alterations and improvements upon the buildings and/or equipment upon said premises, including the walls, partitions, electric wiring and lines, as to it shall seem best for the conduct of its business, or the use of said premises for any purpose authorized hereunder. All of the said alterations and improvements shall be made at the expense of the Lessee and without obligation upon the Lessor. The Lessee agrees to keep the building in good repair and shall make all repairs necessary for maintenance of the buildings, including any repairs that may be necessary upon the roof or any other part of the buildings or the premises at the expense of the Lessee and without obligation upon the Lessor.

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It is agreed that at the expiration of the said term of this Lease Agreement the said Lessee, its Successors and assigns, shall and will quietly and peaceably surrender and yield up the said premises unto the Lessor, his heirs and assigns, in as good order and condition as the same now are, reasonable use and wear and tear excepted.

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It is agreed that Lessee shall have the right to remove all its equipment, including storage tanks, pumps, pipe lines, office equipment, signs, electrical and other kinds, and all trade fixtures and equipment used in the operation of the Lessee 's business on said premises, at the expiration of this Lease or sooner determination, and that it may enter upon said premises at any time within ten (10) days after the expiration of this Lease for the purpose of removing any of its property and equipment and fixtures, or leased by it and installed on said premises.

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The word "LESSOR" herein shall be construed to include the Lessor's