

- 5 -

It is understood and agreed that should the lessee hold over the premises herein described beyond the determination by limitation of the term herein created, or any extension thereof, without first having extended this lease by written agreement, such holding over shall not be considered as a renewal or extension of this lease for a longer period than one (1) month.

- 6 -

Lessor, for himself, his heirs, representatives, successors, and assigns, agrees to keep the premises free and discharged of liens and encumbrances affecting the leasehold interest created hereby, and further covenants that lessee, its successors and assigns, shall have continuous, peaceful, uninterrupted and exclusive possession and quiet enjoyment of the entire premises during the term of this lease or extension thereof, the breach of which covenant by operation of law or for any other reason even if affecting only a portion of the premises, if not promptly corrected, will entitle the lessee at its option to terminate and cancel this lease and to remove its equipment and all improvements owned or placed by it on the premises. Lessor further agrees that if lessee should be made a party in any legal proceeding affecting the lessee's right of continuous and quiet possession, lessor will defend Gulf's right of occupancy at lessor's own expense. If lessor should fail or refuse to supply such defense, then the lessee may defend its right of occupancy and apply the expense thereof upon the rental due or to become due..

(Continued on Next Page)