

(11) Any damage to the building or premises hereinbefore described caused or occasioned by sinking or cracking of building, pavement or surfaced portions of the premises or by faulty construction of said building or premises shall be repaired immediately by the Landlord after written notice given by Tenant to such Landlord and such repairs shall be commenced within twenty (20) days after receipt of written notice by the Landlord. In the event of failure by the Landlord to commence such repairs within the period aforesaid, this lease may, at the option of the Tenant, be terminated with no further liability upon the Tenant.

(12) The Landlord covenants and agrees that the Tenant, upon paying the rent herein reserved, and upon performance of the covenants and agreements herein provided to be observed and performed by it, shall peaceably and quietly hold and enjoy the demised premises for the term aforesaid.

(13) The Tenant may sublease or sublet said premises in whole or in part, but upon such subletting it shall remain responsible for the performance of the terms and conditions of this lease.

IN WITNESS WHEREOF, the Landlords have hereunto set their hands and seals and the Tenant has caused these presents to be duly executed by its authorized officers, all done the day and year first above written.

WITNESS:

<u>Chaun B. Kendrick</u>	<u>James M. Bruce</u> (SEAL)
<u>Hugh W. Benson</u>	<u>James J. Bruce</u> (SEAL)
	_____ (SEAL)
	Landlords

ATLAS OIL COMPANY, INC. (SEAL)
Tenant

By James M. Bruce
President

and P. R. Adell
Secretary

(Continued on Next Page)