

6. LESSOR agrees that LESSEE shall at all times during the term of this lease, and any renewal thereof, have and enjoy the quiet and peaceable possession of the demised premises, and the LESSOR further agrees to protect the LESSEE against the claims of any party or parties should anyone challenge LESSEE'S right to use, occupy and enjoy the demised premises, or any part thereof, for service station purposes.

7. The LESSEE agrees to pay all charges for lights, heat, power, and water furnished or supplied to the demised premises during the term of this lease, or any renewal thereof.

8. Should the LESSOR fail to make payments of any taxes, assessments, or other governmental levies, LESSEE may pay same and deduct from rent payable to the LESSOR.

9. Should any portion of the demised premises be condemned and taken by governmental authority, the LESSEE shall be entitled to a fair reduction of the rent, or the LESSEE may terminate this lease if the demised premises can no longer properly be used as a service station.

10. The LESSEE agrees, at the expiration of the term hereby created, or any renewal thereof, to promptly remove LESSEE'S pumps, tanks, equipment and supplies, including metal awnings, from the demised premises, and to surrender unto the LESSOR the peaceable and quiet possession of the leased premises.

11. In the event the LESSEE should default in the payment of any installment of rent when due, the LESSOR shall give the LESSEE notice by registered mail of such non-payment, and if such rent is not paid within ten days after receipt of such notice, the LESSOR may thereafter terminate this lease, in which event the LESSOR may re-enter the demised premises and expel the LESSEE or any person or persons occupying the premises, without prejudice to any other remedies which the LESSOR might otherwise have for arrears of rent or breach of contract.

12. The terms and conditions of this lease shall extend to and be binding upon the Heirs, Executors, Administrators or assigns of the respective parties hereto. The LESSEE shall have the right to assign this lease, or sub-let the premises, without the consent of the LESSOR.

13. It is specially understood and agreed that the LESSEE will operate either directly or through its assigns or its agent a lawful service station, selling petroleum products and offering related services and products usually associated with a service station, excluding alcoholic beverages but including such items as food, soft drinks and other items normally associated with other service stations.

(Continued on next page)