

in fifteen (15) days after the expiration or termination of the term hereof or of any extensions or renewals thereof or if for any reason this lease is terminated prior to expiration of initial term or any extension or renewal that the Lessee shall have the privilege of removing all the equipment and other improvements upon the leased premises furnished by it except any underground improvements, including gasoline storage tanks, which shall be deemed for all purposes to be merged in the freehold and be and become a part of the realty, thereby becoming the property of the Lessor, and the Lessee waives all its right, title and interest in and to said underground trade fixtures which shall at any time during the term of this lease be placed on the premises. At the termination of this lease or extensions thereon, if the Lessor does not desire to use the underground tanks and so advises the Lessee in writing of this fact, then the Lessee shall have the right to fill these underground tanks with water or some other safety measure to protect said tanks. In the event, however, the Lessor does desire to use the tanks, then the Lessee shall take no action to fill said tanks with water or some other safety factor and shall turn over said tanks to the Lessor. In such event, the Lessor shall assume after the expiration of this lease all liability for such underground tanks and shall indemnify and hold the Lessee harmless for anything that might occur arising out of these underground tanks after the expiration of this lease. It is expressly understood, however, that if the Lessor does not

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