

The Lessees agree to take out and keep in force and effect insurance for public liability upon which policy of insurance the Lessors shall be additional named insureds, and the Lessees agree to keep such insurance in force and effect at all times during the term of this Lease or any renewal thereof and to furnish the Lessors with proof of such insurance coverage as requested from time to time.

The Lessees agree not to do or permit to be done upon said premises anything which would constitute or become a nuisance.

The Lessees agree to furnish at their own expense such lights, heat, water, power and other utilities as may be necessary for their use of the premises and to maintain the premises and the filling station building in a good state of repair.

The Lessees agree to observe and comply with all laws, ordinances and regulations of the appropriate governmental or municipal authority applicable to the conduct of the Lessees' business upon the leased premises.

The Lessees agree to indemnify and hold the Lessors harmless from and against any loss or liability which might arise on account of injury or death to any person or damage to property while on the leased premises or which might be sustained by the Lessees because of any defect in the leased premises or any of the improvements thereon.

It is understood and agreed that the Lessees may from time to time subject to the approval of the Lessors make improvements to the leased property in order to make the same more useful for their purposes, but all of such improvements shall become the property of the Lessors.

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