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(c) Lessee may enter upon the leased premises at any time after this lease has been fully executed, for the purpose of erecting and constructing said service station buildings and improvements, and complete possession thereof, in a clean and proper condition, shall be given to lessee by lessor. In the event lessee accepts said leased premises with buildings and improvements remaining thereon it shall have the right to remove them at lessor's expense and deduct the cost of removal from the rental herein provided, and lessee shall not be required to account to lessor for their salvage value, nor for the manner of removal of said buildings and improvements.

(d) It is understood and agreed that the description used herein is subject to the refinement of a survey to be made by lessee and that if said survey shows a substantial difference in the amount of land, lessee may, at its option, either cancel this lease or elect to lease the reduced area, in which event the lease rental shall be reduced proportionately. The parties shall then execute an amendment of this lease to correct the description and reduce the rental.

(e) Lessor shall furnish to lessee within ten (10) days after notice from lessee a complete abstract of title showing marketable fee simple record title in lessor or, with lessee's written consent, an owner's title insurance policy in a title insurance company acceptable to lessee, showing a good and marketable fee simple record title to said property to be vested in lessor. The abstract, or title insurance policy, shall show said premises to be free from all tenancies, liens, easements, encumbrances and restrictions, as agreed. Lessee shall have sixty (60) days from receipt of said abstract, or policy, in which to accept title or notify lessor of such objections thereto as lessee's attorney may have. If any objections to said title are made by lessee's attorney, lessee shall notify lessor, and then lessor shall have thirty (30) days from the date of receipt of such objections, in writing, in which to correct them and show a good and marketable fee simple title in lessor, as contracted herein. Lessee shall have sixty (60) days after receipt of curative matter in which to accept or reject same.

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