

The Lessor shall maintain the roof and exterior walls in good repair, and the Lessee shall so maintain the interior of the building. The Lessee may freely alter and improve the building at its expense and may erect other improvements, provided such is done in a good and workmanlike manner.

At the end of the term the Lessee may remove all its fixtures and equipment, including gasoline pumps, provided all rents then due have been paid.

The Lessor shall maintain insurance on the building, and shall pay all real property taxes on the property and assessments against the land. The Lessee shall maintain its own insurance on its personal property and shall pay all taxes on its personal property.

In the event that so much or such part of the property is taken by eminent domain as to render the premises substantially unusable by the Lessee, this Lease shall terminate. If a lesser portion of the premises is condemned the rent will be reasonably adjusted by the parties. If they cannot agree each shall appoint an appraiser, the two appraisers shall elect a third appraiser, and the decision of the three appraisers shall fix the rent.

In case of damage by fire or other casualty to the building in which the leased property is located, if the damage is so extensive as to amount practically to the total destruction of the leased property or of such building, this Lease shall cease, and the rent shall be apportioned to the time of the damage. In all other cases where the leased property is damaged by fire or other casualty, the Lessor shall repair the damage with reasonable dispatch, and if the damage has rendered the leased property untenable, in whole or in part, there shall be an apportionment of the rent until the damage

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