

VII. Lessee covenants promptly to execute and comply with all statutes, ordinances, rules, orders, regulations and requirements of the Federal, State and City Governments and of any and all their departments and bureaus applicable to said premises, or to the operation thereof as a drive-in gasoline filling and service station; all of the foregoing to be at Lessee's own cost and expense.

VIII. Lessee covenants to save harmless, protect and indemnify the Lessor from and against any and all losses, damages, claims, suits or actions, judgments and costs, which may arise or grow out of any injury to or death of any person or damage to any property (including, but not by way of limitation, Lessee and employees of Lessee and their property) which is caused by the fault or negligence of the Lessee, its agents or servants, successors and assigns, the use and possession of the demised premises and the equipment thereon by Lessee, or by the operation of the business conducted by Lessee on the said premises.

IX. Lessor grants unto Lessee the right to improve, add to, change, raze, alter or handle the demised premises, including the building and equipment thereon, in any manner that Lessee may deem desirable including the right to erect, install, maintain and operate on the demised premises, on, under and above the ground, such building, improvements, additions and equipment, tanks, driveways, signs, advertising devices, floodlights and other trade fixtures as Lessee, in its absolute discretion, may deem desirable; provided, however, that Lessee shall not so raze, alter or otherwise deal with or handle the buildings or other improvements so as to reduce the value thereof below the value of the buildings and improvements at the commencement of the term of this Lease. It is understood and agreed that any building and driveways erected, constructed or built on the demised premises shall upon the termination of this Lease become the property of Lessor, although Lessor shall have the right, if in its

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