

and assigns, agrees to keep the premises free and discharged of liens and encumbrances affecting the leasehold interest created hereby, and further covenants that lessee, its successors and assigns, shall have continuous, peaceful, uninterrupted and exclusive possession and quiet enjoyment of the entire premises during the term of this lease or extension thereof, the breach of which covenant by operation of law or for any other reason, even if affecting only a portion of the premises so as to impair the usefulness of the premises for which purpose same are leased, if not promptly corrected, will entitle the lessee, at its option, to terminate and cancel this lease and to remove its equipment and all improvements owned or placed by it on the premises. Lessor further agrees that if lessee should be made a party in any legal proceeding affecting the lessee's right of continuous and quiet possession, the lessor will reimburse the lessee for any reasonable attorney fees or other expense incurred by lessee in defending its right under this lease, and any such expenses may be applied by lessee upon rental due or to become due.

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Lessor agrees to pay all taxes upon the land during the term of this lease or any renewal or extension thereof. Should lessor at any time default in the payment of any taxes, lien, mortgage or other charge against the premises, then lessee may, at its option, pay any or all of such sum in default and be subrogated to the rights of the lienholder to the extent of said payments thereon. Any payments made by the lessee for the foregoing reasons may be applied on the rental due or to become due under the terms of this lease. Lessee shall pay the taxes on its service station buildings, and its property and equipment on the leased premises and shall reimburse lessor for ad valorem taxes on the leased land upon receipt of paid tax bills, exclusive of penalties and exclusive of discounts available for prompt or prepayment. Taxes for a portion of a year shall be prorated between the lessor and the lessee. Should said taxes be increased, lessor agrees, if requested by lessee, to contest said increase, and if requested by lessee, to retain an attorney satisfactory

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