

repairs to the exterior of the building including the outer walls and the roof. Lessor shall be responsible for the structural integrity and watertightness of the building.

5. Lessee agrees to pay for all utilities, including gas, electricity and water, and Lessor agrees to pay all real estate taxes, and fire insurance on the building only.

6. The Lessor agrees that the Lessee shall enjoy the quiet and peaceable possession of said premises for and during the said term free from the claims of all persons whomsoever. The Lessee agrees that it will make no offensive use of the said premises and will keep the same in good repair and at the end of said term, or any sooner termination thereof, will deliver the same to the Lessor in as good condition as when received by the Lessee, natural wear and tear excepted.

7. It is stipulated that if the Lessee desires to put in gas pumps, then an additional lease amount of Forty-five and No/100 (\$45.00) Dollars per month shall be added to the Three Hundred Fifty and No/100 (\$350.00) Dollars per month rental for a total of Three Hundred Ninety-five and No/100 (\$395.00) Dollars per month. Lessee agrees to be responsible for any expense involved in the installation of said gas pumps.

8. The Lessee agrees that it will make all payments of rent promptly as the same become due; that Lessee shall be liable for damages (normal wear and tear excepted) to the said premises or to plumbing, gas, electrical or other fixtures in said premises caused by the Lessee, the Lessee's employees or agents, and will immediately, at the Lessee's own expenses, repair any such damages and cause the same to be put in as good condition as when received by the Lessee.

9. It is further agreed that if the Lessee shall fail to keep and perform each and every covenant herein contained, and particularly as to the payment of the rent as herein agreed, the Lessor shall have the right to declare the whole of the rent for the entire term due and payable and shall, after five (5) days notice of intention to do so, have the further right to declare this lease forfeited, and to enter and take possession of the said premises and expel the Lessee therefrom.