

9. It is agreed that the Lessee shall carry sufficient liability insurance to save harmless the Lessor from any suits or claims of any nature, kind or description.

10. The Lessor is to be responsible for the payment of all property taxes and fire insurance for the building located on said premises.

11. That upon the expiration of this Lease or any renewal thereof, the canopy with lights, together with any other improvements made on said premises, shall become the property of the Lessor and shall not be removed from said premises.

12. It is further understood and agreed that should the within described premises become damaged or destroyed by fire or any other act of God, then the Lessor, at his own Option, shall repair or rebuild said building with the same type of construction or design now used and said construction or design shall be entirely within the discretion of the Lessor. It is further agreed that said Lessor shall have a period of ninety (90) days to repair or rebuild said building and during said period of time in which the building is being repaired or rebuilt, the rentals as herein set forth shall be abated but said rentals shall not be abated for a period of more than ninety (90) days.

13. It is agreed between the Lessor and Lessee that the property herein leased is to be used for the operation of a service station or filling station and said premises shall be used for no other purpose.

14. It is distinctly understood and made a part of the consideration of this Lease that the Lessor shall have a right to enter upon said leased premises at any time for the purpose of making an inspection of the premises and the Lessee agrees that it will in no wise interfere with the Lessor entering upon said premises for the within named purposes.