

and notices by giving COMPANY thirty (30) days' notice in writing of the new mailing address, which notice and address, upon receipt by COMPANY, shall constitute, until further change, the mailing address for LESSOR.

4. COMPANY SHALL HAVE THE RIGHT AND PRIVILEGE:

(a) To sublet said premises or any part thereof or to assign this lease subject to the terms and conditions herein contained. If COMPANY sublets said premises or assigns this lease, COMPANY shall not, in either case, be relieved or discharged thereby from its obligation to pay the rents as they become due and payable thereafter.

(b) At its own cost and expense, to erect and install on said premises such additional signs, buildings, driveways, pumps, tanks or other equipment as COMPANY may deem convenient or necessary and make any other alterations to the buildings, driveways or other improvements on said premises, provided, however, no enlargement or alteration shall adversely affect the structural soundness of LESSOR'S existing buildings.

(c) At its own cost and expense to enlarge, alter, recondition, construct, reconstruct, remodel and rebuild any building, including the addition of separate buildings or structures or other improvements needful or convenient to COMPANY; provided, however, and only in the case of a structural change or alteration to the present building by COMPANY, COMPANY shall first obtain the written permission of LESSOR for such structural change or alteration, which permission shall not be unreasonably withheld.

(d) To use said leased premises for any purpose convenient or needful to COMPANY, including, but not limited to, current LPG office, warehousing, storage, selling, handling of liquefied petroleum gases and allied products, including appliances associated therewith and heating and cooling appliances, lawn mowers, tractors, vehicles or any other item whose sale, manufacture, storage, handling or servicing is not illegal. The specific enumeration of the foregoing uses are in no wise exclusive or limiting and LESSOR expressly grants COMPANY the additional right to use the premises for any lawful purpose that may be different and greater than the current uses of the premises.

BBB

0955

4328 RV-23