

13. In the event of destruction of the gasoline service station, by whatever means, either completely or in such substantial part as would, in the good faith judgment of LESSEE'S Board of Directors, prevent further operation or use of said service station facilities for their intended purpose, then in such event this Lease may, at the option of LESSEE, be terminated within thirty (30) days from the date of such destruction as of the date of such destruction. In the event that LESSEE does not terminate this Lease within said thirty (30) days, said gasoline service station shall be rebuilt by LESSEE at its sole cost and expense promptly and this Lease shall continue in full force and effect.

14. No change in ownership of the reversionary interest or assignment of all or any part of the LESSOR'S rights under this Lease shall be binding upon LESSEE unless and until LESSEE has been furnished with either the original instrument evidencing such transfer or assignment, or a true copy thereof. No such transfer or assignment shall affect the validity or enforceability of this Lease.

15. LESSEE hereby covenants and agrees to perform all regular maintenance on said premises.

16. LESSEE may sublet or assign all or any part of its rights hereunder, and the terms hereof shall apply to the parties hereto and their respective heirs, representatives, successors and assigns provided in all such cases said Ashland Oil, Inc., shall continue to remain guarantor hereof.

17. No prior stipulation, agreement or understanding, verbal or otherwise, of the parties or their agents shall be valid or enforceable unless embodied in the provisions of this Lease, and no amendment hereof shall be binding upon either party hereto unless in writing and signed by the parties. All executed copies of this instrument shall be treated as originals.