

7. WARRANTY OF TITLE.

LESSOR hereby warrants that it has an absolute and in-  
defeasible title to the premises and property aforesaid; that  
it is properly zoned for the purposes and uses intended herein.

8. COMPANY'S OPTION TO CANCEL LEASE.

(a) In the event that LESSOR shall fail, refuse or neglect  
to pay or cause to be paid the taxes, assessments or other charges  
levied against said premises, the principal of any mortgage,  
lien or encumbrance thereon, whereby a judicial sale might terminate  
the interest of COMPANY therein hereunder, or shall fail, refuse  
or neglect to pay or cause to be paid any interest due or payable  
on such mortgage, lien or encumbrance, or if LESSOR is subletting  
as provided in paragraph 6, subsection (b), and fails or neglects  
to pay the rent to the owner, COMPANY may, at COMPANY'S option,  
either terminate this lease on any date prior to the expiration of  
this lease by giving written notice of such cancellation to LESSOR,  
or pay said taxes, assessments, charges, mortgages, liens, en-  
cumbrances, interest or rents, and charge LESSOR with the amount  
so paid, which LESSOR covenants and agrees to reimburse and promptly  
pay, together with interest thereon at the rate of eight per cent  
(8%) per annum to COMPANY and COMPANY may hold and deduct the amount  
thereof from the rents herein reserved until LESSOR pays same in full.

(b) COMPANY may, at any time, at COMPANY'S option, terminate  
this lease by giving written notice of termination to LESSOR, if the  
erection, installation or operation of a retail and wholesale  
LPG and petroleum bulk storage equipment, together with office and  
warehouse facilities, and including curb cuts and approaches acceptable  
to COMPANY, cannot be established or continued on said leased  
premises without instituting, continuing or defending legal or  
equitable litigation or judicial proceedings involving the admini-  
stration or interpretation of any law, ordinance, court order, or in  
the event COMPANY is unable to obtain and renew all governmental  
permits and licenses as in COMPANY'S judgment may be required  
for the purposes aforesaid.

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