

any other business then being conducted in the shopping center of which the herein leased Premises are a part. It is specifically agreed that the Premises will not be used as a supermarket, grocery store, convenience food store or food department or for the sale therefrom of fresh meat, fish, poultry, or produce or for a pharmacy, theatre or bowling alley.

Lessor covenants that it shall not, during the term of this Lease or any extension or renewal thereof, operate or permit to be operated in the shopping center of which these leased Premises are a part, the operation of a retail automotive gasoline service station other than the automotive service station operation of Lessee.

3. It is understood and agreed that Lessee shall at its expense, cause to be constructed upon the leased Premises, an automotive gasoline service station building and such other buildings and improvements as it shall deem necessary for the conduct of its business and for the use of the Premises for the purposes authorized all in accordance with plans and specifications ^{that must be} /approved by Lessor, which approval shall not be unreasonably withheld; it being further understood and agreed that it is the intent that any and all such buildings and improvements, including any signs, equipment or structures installed upon the leased Premises, shall be architecturally harmonious and compatible with other buildings and structures in the shopping center of which the leased Premises are a part.

Lessee covenants that, in the construction, installation or erection of the service station building or any other buildings, improvements, equipment or structures upon the leased Premises, it will comply with all zoning laws, building restrictions or other laws or regulations applicable thereto and that it will promptly pay all bills, charges and expenses for labor, material and supplies used or consumed in such construction, installation or erection. Should any lien or any attachment or other encumbrance be filed against the leased Premises as the result of Lessee's use or occupancy of the leased Premises or as the result of any repairs, maintenance or