

hazard covered by insurance on the demised premises, or covered by insurance in connection with property owned or activities conducted on the demised premises regardless of the cause of the damage or loss.

IMPROVE-
MENTS

5. LESSEE may move, remove or alter any building, structure, tank, curbing, pavement, or driveway now or hereafter placed on said premises and may construct, build, and place upon said premises such building, structures, tanks, curbings, pavement, driveways, machinery and other equipment as shall, in LESSEE's opinion, be necessary or desirable to use and operate said premises and may perform any and all acts necessary to the conduct of LESSEE's business; provided, however, that no structural change will be made to the existing building without first obtaining the written consent of the LESSORS.

LESSORS agree that all tanks, machinery, equipment, and other property owned by the LESSEE heretofore or hereafter placed upon the premises, whether annexed to the freehold or not, shall remain the personal property of LESSEE, and LESSEE shall have the right and privilege (but shall be under no obligation) to remove such property at any time during the period of this lease or any renewal thereof. It is understood and agreed that the building on the demised premises is owned by the LESSORS.

Upon the expiration or termination of this lease or any renewal thereof, LESSEE shall have a period of sixty (60) days within which to remove his property or negotiate its sale to an incoming tenant or supplier. The leaving of such property on the premises during said period shall not make LESSEE liable for storage charges or rent and shall not constitute a holdover tenancy.

TAXES
AND
UTILITIES

6. LESSEE agrees to pay, during the term of this lease, all charges for water, gas, and electricity current that may be consumed on said premises, and will pay all ad valorem

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