

shall have the right to terminate this Lease on giving LESSORS six (6) months written notice of intention to terminate, and at the end of said six (6) months period, the Lease shall so terminate and the LESSEE shall have no further liability hereunder. For the purposes of this Lease, the term "total disability" shall be construed to mean that the LESSEE is unable to perform at least 50% of the duties which he customarily performed in connection with the operation of his business prior to the occurrence of the disability.

MAINTENANCE

13. It is understood and agreed that during the term of this Lease and any renewal term, the LESSORS shall have no obligation or responsibility for maintaining or repairing any portion of the demised premises.

LIABILITY

14. LESSEE covenants and agrees to indemnify and save LESSORS harmless from any and all claims, demands, suits, actions, judgments and recoveries for or on account of damage or injury (including death) to property or person of LESSEE, his agents, servants, or other party or parties, caused by or due to the operation of the service station on the demises premises.

NOTICES

15. All notices required or permitted to be given by this Lease shall be deemed to be properly given if delivered in writing personally or sent by registered or certified mail to the LESSORS or to the LESSEE as the case may be, at the addresses set forth above, or to such other address as may be furnished by either party to the other in writing. The date of mailing shall be deemed the date of giving such notice.

HOLDOVER
TENANCY

16. If LESSEE holds over the premises herein described beyond the determination by limitation of the term herein created, or any extensions thereof, or any renewal of this Lease pursuant to the terms hereof, without first having renewed or extended this Lease by written agreement, such holding over shall not be considered as a renewal or extension of this Lease except upon a month-to-month basis.

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