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Should the premises leased become untenable or unfit for use by Lessee, the Lessor, the Lessee shall notify Lessor in writing of the repairs deemed necessary to place said premises in satisfactory condition, and Lessor shall make such repairs within thirty (30) days after the date of said notice, if, however, Lessor fails to make such repairs in said time, Lessee has the right to terminate this lease without further liability, or may make such repairs and deduct from the rentals as they accrue the sum expended therefor.

In case said premises are rendered unfit for use by fire, storm or any other cause, no rental shall accrue or is to be paid from the beginning of such unfitness for occupation until said property is put in tenable condition and Lessee is able to and does occupy the same for the purpose of conducting its business thereon. Lessor agrees to immediately replace and repair and reconstruct said building and equipment in said event and supply and provide equipment and buildings of like value and of like character and construction. Should Lessor fail or refuse to immediately repair or reconstruct the premises and proceed with the work with due diligence, the Lessee may, at its option, repair or reconstruct the same, and in that event shall have a lien upon said premises for the amount so expended and is authorized to withhold all rents as they accrue until it shall be reimbursed for the sum so expended, together with interest thereon.

Lessor agrees to pay all taxes, general and special, water license and all other charges that may be levied or assessed against said premises, including all bills for light and heat incurred in the use of said premises. If Lessor is not employed by Lessee to operate said service station, then Lessee agrees to pay all bills for light and heat incident to the conduct of said business. In the event of failure on the part of Lessor to pay such taxes and charges when due and payable, Lessee shall have and is hereby given the right to pay and charge same to Lessor, and Lessee may withhold all rentals as they accrue until it shall have been reimbursed for any sum so advanced, together with interest thereon.

Lessee has the right and option to extend this lease for a period of One year from the date of its expiration, upon the same terms and conditions herein specified. Should Lessee desire to exercise this option, Lessee agrees to give notice to Lessor in writing at least thirty (30) days in advance of the expiration of this lease, said notice to be mailed to Lessor at Bancroft Road #7, or to Lessor's last known address,

Lessee agrees to deliver said premises to Lessor at the expiration or termination of this lease for any cause subject however, to all of the rights herein granted to change, alter or modify any portion of the same, in as good condition as when received, ordinary wear and tear excepted.

Lessee has the right at any time before the expiration of this lease by lapse of time or otherwise, and within thirty (30) days after said termination, to enter upon said premises and remove therefrom all property, installation or equipment it owns or may have placed thereon.

Lessee is given an option to purchase the above described premises, together with all building, improvements and equipment thereon, during the term of this lease or any renewal period for the sum of \$10,000.00 Dollars (\$.....). In the event Lessee desires to exercise said option it will give notice in writing, addressed and mailed to the last known address of Lessor, on or before thirty days before said sale is to be completed.

And in that event, Lessor agrees to convey said premises by warranty deed and all improvements, installations and equipment thereon by bill of sale for the consideration above named, free and clear of all liens and encumbrances of whatsoever kind and character.

It is further agreed that if Lessor, during the term of this lease or any renewal thereof, desires to sell said property to a prospective purchaser, able, willing and ready to buy the same, Lessor shall so notify Lessee. Said notice shall be given the name and address of the prospective purchaser and be accompanied by an affidavit by the Lessor that such prospective sale is bona fide and that the Lessor intends to sell and convey said property, and Lessee shall thereupon have the right and option to purchase same at the price and upon the terms offered by said prospective purchaser. Lessee agrees, in the event it desires to purchase, that if will within fifteen (15) days from the receipt of such notice, signify its intention to buy said property, and Lessor and Lessee agree that they will complete said sale without any unreasonable delay. Lessor to furnish abstract of title as hereinafter provided. In event of sale to any third party and in the event such purchaser should desire to sell said property during the term of this lease or any renewal period, Lessee shall have the like option to purchase at the price offered by any bona fide prospective purchaser, upon the same

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