

a lien against said demised parcel of ground and the improvements now and hereafter erected thereon. Within fifteen (15) days after the last date such item may be paid without assessment of any penalties, Lessor shall submit, for ATLANTIC'S inspection at ATLANTIC'S address as stated herein for giving of notices hereunder, proper receipts or other satisfactory evidence showing the payment of all items which Lessor is obligated to pay hereunder.

Rent under
paramount
lease

5. During the continuance of this lease, Lessor shall pay when due all rentals accruing under the terms of the paramount lease covering the piece or parcel of land herein demised dated December 26, 1949 given by Nancy W. Finley to Lessor; and Lessor faithfully and fully shall perform each and every of Lessor's obligations set forth in said paramount lease.

Permits

6. Lessor, or if required by law or ordinance, then Atlantic, at Lessor's expense, shall make application for and secure from the proper governmental authorities all permits, licenses and other authorizations required for the purpose of installing underground storage tanks with a total capacity of 4000 gallons; for storing, handling, dispensing and selling petroleum products upon said demised premises; and for the maintenance and operation of the gasoline service station constructed upon said premises. ~~Should any such permits, licenses or other authorizations be refused or rescinded during the continuance of this lease, or should any litigation be started during the continuance of this lease to prevent Atlantic from operating such gasoline service station upon said premises, Atlantic, at Atlantic's option, may terminate this lease and all further obligations hereunder by notice to Lessor thereof.~~

Repairs

7. During the continuance of this lease, Lessor shall maintain and keep in good repair the herein demised premises, including, but not limited to, buildings, driveways, heating, water and sewerage systems, electrical equipment and wiring, and shall furnish adequate water and sewerage disposal facilities and water supply.

Insurance

8. During the continuance of this lease the buildings and improvements on the demised premises, at Lessor's expense, shall be kept insured against loss by fire in an amount equivalent to their full replacement value. Such insurance