

Ramseur Fuel Oil Service, Inc. is released from all responsibility and liability past, present and future.

The Lessees agree to pay a monthly rental of Four Hundred Sixteen and 66/100 (416.66) Dollars in advance on or before the tenth day of each month.

The Lessor shall be responsible for the maintenance only of the roof and exterior walls, excluding glass. It is agreed that the Lessor shall not be liable for any damages for the faulty condition of the roof and exterior walls unless written notice of the condition thereof has been given to him and he has failed to repair the same within a reasonable time.

The Lessees agree to use the premises in a manner that complies with all applicable statutes and ordinances.

In the event the building or buildings on the premises shall be destroyed or damaged by fire, explosion, or from other cause, the Lessor agrees to restore or repair such building or buildings and covenants that he will use his best efforts to expedite such restoration or repair. The rent shall be suspended in the event of complete destruction until the building or buildings have been restored and, in the event of partial destruction, a fair and just portion of the rent shall be abated until repairs are completed.

The Lessor is given the option to terminate the lease in the event the Lessees are adjudged to be a bankrupt or is placed in receivership.

The Lessor and Lessee both agree that default in any of the covenants, obligations or conditions of this instrument by one party hereto (including the payment of rent by the Lessee) continuing for more than fifteen (15) days after written notice by registered mail from the other party, shall vest in such other party the exclusive right and option to forthwith terminate and cancel this Lease; and further, that such right of cancellation shall be cumulative and in addition to all of the other rights and remedies of the non-defaulting party; and provided further, that a failure of one party upon one or more occasions to avail himself of such right of cancellation for default of the other party shall in no way prejudice the non-defaulting party's right of cancellation for violations or defaults