

14) During the term of this lease Lessee shall maintain all mechanical equipment in good repair, and whenever it becomes necessary, shall paint structures on said premises.

15) Removal of Property. Lessee shall have the right at any time during the continuance of this lease or within thirty (30) days after the termination to sever and remove all fixtures, equipment and other property of Lessee placed on said premises by Lessee during this or any previous lease, or any part thereof, or unequal thereto.

16) Lessee's Right of Termination. Said lease for any reason other than a saving willful act of Lessee and/or its damage or destruction of premises and/or any structure thereon, be permitted from establishing or continuing the business of distributing petroleum products on said premises, Lessee may terminate this lease upon giving thirty (30) days written notice to Lessor, and when event the rental obligations shall be prorated to the date of such termination.

17) Damage for Defective Title. Lessor covenants that he will be seised of such premises, has good right to lease the same and warrants and agrees to defend the title thereto; and to insure, defend and hold Lessee harmless from all damages and expenses which Lessee may suffer by reason of any restriction, encumbrance or defect in such title.

18) Taxes and Encumbrances. Lessee agrees to pay all taxes, assessments and obligations which now or may become a lien on the demised premises and improvements as they may become due. If Lessor should fail to do so, Lessee shall have the right either to make such payments for the account of the Lessor, in which event it shall be subrogated to all the rights of the holder of such lien, and in addition thereto shall have the right to apply accruing rentals in satisfaction of such obligations; or Lessee, in the event of a foreclosure of any such lien and the sale of said demised premises and improvements shall have the right to buy in said premises and improvements for its own account.

19) Construction of Service Stations. Lessor here by covenants and agrees to reconstruct or cause to be constructed upon the premises herein demised, for use of the Lessee a modern service station which will be completed in accordance with the following plans and specifications furnished by Lessee at its convenience:

Title	Number
Specifications	A 100
General Arrangement	A 100
Building with Heating unit	A 100
Building Details	A 100
Canopy	A 100
Coal and Fuel Box	no
Fence	1 Lattice
Service Station Signs	None
Bulletin Board	None
Oil Fountain	None
Service Station Day Sign Post	None
Backboard Sign Post	None
2 1/2" x 4" Fire Retardant Sign	One
2 1/2" Ballon 4" x 6" Sign	One