

1954, for use for the purpose of conducting therein the business of the sale and storage of gasoline, petroleum, and petroleum products, and the general business of an automobile service station, and any other lawful business.

III. Lessee, its successors and assigns, covenant and agree to pay to Lessors as rental for the demised premises, the sum of Two Hundred Fifty Dollars (\$250.00) per month or a proportionate amount for any fraction of a month, payable monthly in advance on the first day of each and every month during the term of this Lease (except that rent for a fraction of a month at the beginning of the term, if any, shall be paid on the first day of the succeeding month).

IV. Lessee further covenants to pay as and when due any and all license and permit fees, taxes and other charges and assessments whatsoever on the demised premises and the improvements thereon or incident to any equipment and accessories installed or used on the said premises or the conduct and operation of the business thereon, as well as all charges for water, gas, electricity and other utilities. In the event Lessee shall fail to pay any of the aforesaid charges Lessors may, but shall not be required to, pay such charges, and any such charges paid by Lessors may be distrained for and recovered as rent under this Lease or Lessors may have recourse to any other remedy allowed by law.

V. Lessee covenants and agrees, at Lessee's sole cost and expense, to make such repairs to the improvements on the demised premises as may be required from time to time to keep the same during the term of this Lease in good repair and useable condition and to return the same to Lessors at the expiration of the Lease in the same condition as when received, ordinary wear and tear and damage due to casualty occurring without fault of Lessee excepted.