

XI.

The Lessee may place or install all such signs and/or advertising equipment (electrical and mechanical, or both) upon the building and/or premises as the said Lessee may deem advisable, provided the same are not in violation of any City, County, State or Federal Laws or Ordinances, and the said Lessee may install such tanks or other facilities, including underground tanks, as may be required to service its equipment if it elects so to do; and upon the termination of this lease, the Lessee shall have the right to remove all such tanks and signs, if any, but the said Lessee shall, at its own expense, restore both the yard and building to its original condition.

XII.

It is understood and agreed that the Lessee desires to use the premises and building, which are the subject of this lease, as a truck terminal, warehouse and offices; however, the Lessee may use the same for any other lawful purpose; and, provided further, that the Lessee shall have the right to relet or sublet all or any portion of the above described premises, but nothing herein contained shall relieve the Lessee from responsibility to the Lessor for the payment of rents and the performance of other conditions herein imposed upon the Lessee.

XIII.

During the term of this lease, the Lessee shall use reasonable precautions to protect the premises and building from damage, shall make no unlawful or offensive use of said premises, and upon the termination of this lease shall surrender the same to the Lessor in as good condition as the same now are, ordinary wear and tear and damage by fire or other casualties excepted.

XIV.

If the building and improvements situated upon the demised premises shall be damaged by fire or other casualties during the continuance of this lease, but the damage is of such a nature that it does not