

the rear of the present business structure. That they are to erect the building or buildings suitable for their purposes and that said demolition of the present building, the erection of a new building, the installation of fixtures and equipment and all things incident to the carrying out of the business of the type hereinabove set out are to be done by the Lessees at their expense. That any and all repairs incident to the building structure or the installation of fixtures or machinery are to be done by Lessees and at their expense, it being understood that all building construction and all apparatus, fixtures, buildings that the Lessees may deem necessary or convenient in carrying on and conducting its business of selling and distributing gasoline, oil and related products and such repairs and services as they deem necessary shall be furnished at the full and complete expense of the Lessees.

IT IS FURTHER AGREED that at the expiration of the Lease or any subsequent term thereof, the buildings or permanent structures erected by the Lessees on the premises are to become the property of the Lessor. That all apparatus, fixtures and removable installations furnished by the Lessees are to become the property of the Lessees.

The Lessor agrees to remove at his expense the present residence building located on the rear of the property herein described, to have said property completely cleared of building, building debris and other objects that might interfere with the free use of the property by the Lessees, except that grading and removing of trees will be the responsibility of the Lessees.

There is a deserted well and cesspool on the premises and it is understood and agreed that the Lessees are at liberty to use them or cover them.

The Lessees are not to assign, sub-let or sell the leased property to any person, persons, firms or corporation

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