

It is understood and agreed that the Lessee shall not, without the consent of the Lessor in writing, deal in or sell oil and other petroleum products on the demised premises excepting those of a major oil company.

The Lessee may use the premises for the sale of gasoline, diesel motor fuel, petroleum products, automobile accessories and allied lines, but shall not use the premises for any unlawful or offensive purposes and shall at all times comply with all statutes, ordinances, rules, orders, regulations and requirements of the Federal, State and Municipal governments, and upon the termination of this lease, will surrender the said premises in as good order and condition as they were at the beginning of the lease, ordinary wear and tear excepted.

The Lessor agrees that the Lessee may install on the premises any tanks, machines, pumps or other equipment needed in the handling and the sale of gasoline, diesel motor fuel or other petroleum products, and may upon the termination of this lease, or any renewal thereof, remove such property provided all rent then due has been paid, and provided, further, that the premises shall be left in the same condition as they were prior to the installation of such equipment and machines.

-VI-

It is understood that the Lessee shall pay all taxes and assessments of any kind that may be levied by the Federal, State or Municipal governments on the property and equipment placed on the premises by the Lessee, and should there be any taxes levied by the Federal, State or Municipal governments for the licensing and operation of said service station, during the term of this lease, such taxes shall be paid by the Lessee.

-VII-

The Lessee shall pay all charges for electricity, water and other utilities used by the said Lessee on said premises.

-VIII-

The Lessor agrees that in the event the buildings on the said premises should be destroyed by fire or other casualty, the rent shall be abated until said buildings have been restored by the Lessor and