

4. Lessor agrees to pay all taxes and assessments which may be levied against the leased premises, including the service station, by any governmental authority.

5. The parties agree that this lease shall be renewed for five (5) years after the expiration of the original term, unless Lessee on or before March 1, 1963, shall notify the Lessor in writing of its intention to terminate the lease at the end of the original term, should lease be renewed it will be under the same terms and conditions as herein stated.

6. At the expiration of the term, or any renewal thereof, Lessee shall have the right and privilege of removing all equipment, gasoline tanks, supplies and fixtures of every kind and nature placed on the premises by the Lessee.

7. Lessor agrees that Lessee shall have the first refusal to purchase the property during the term of this lease, or any renewal or extension thereof. Should the Lessor, or their successors or assigns, decide to sell said property, the Lessor shall, in writing, notify the Lessee of any bona fide purchase offer received by the Lessor and the Lessee, within a thirty-day period after receipt of such written notice shall have the option to purchase the lease premises at at the price offered by such bona fide prospective purchaser. If the Lessee does not elect to purchase said property within said thirty-day period, the Lessor may sell the leased property to the third party making such bona fide purchase offer.

8. At the expiration of the term hereby created, or any renewal or extension thereof, or upon the termination of this lease by forfeiture or otherwise, Lessee agrees to surrender unto the Lessor peaceable and quiet possession of the premises, it being understood, however, that the Lessee have a reasonable time to remove all equipment, supplies and fixtures placed by the Lessee upon the premises.

9. Lessor warrants that they are the owner of a fee simple, marketable title to the above described property, and that they will warrant and forever defend the said premises unto the Lessee, its Successors and Assigns, against the Lessor and their Heirs and against every other person lawfully claiming or to claim the same or any part thereof. Lessor further agrees that if any flaw be found in the title to said property, that the Lessor, at their own expense, will take such action as may be necessary to remove the cloud on title, to the end that the Lessee will enjoy the peaceful and uninterrupted possession of said property during the term of this lease, and will receive a marketable title, free

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