

(4) The leased property shall be used for the operation of an automobile service station and Lessors shall pay all taxes, assessments and other charges on the premises and shall maintain said premises in good condition and repair. If Lessors default at any time in any such payment or in the performance of the obligations of any mortgage or other lien affecting the premises, Lessee may remedy such default in whole or in part and charge to Lessors all costs incurred thereby and be subrogated to the rights of the holder of such mortgage or other lien. If Lessors fail to maintain said premises in good condition and repair, Lessee may make such repairs or replacements and charge to Lessors the cost thereof.

(5) Lessors covenant that they have good title to said premises and will warrant and defend the same, and will indemnify Lessee against any damage and expense which it may suffer by reason of any lien, encumbrance, restriction or defect in said title.

To Have and To Hold the said premises with all the rights, easements and appurtenances thereunto belonging and attaching unto the Lessee, its successors and assigns.

IN WITNESS WHEREOF, We have hereunto set our Hands and Seals this 20th. day of April, 1960.

C. Keta Pyle

Jessie L. Pyle

Chas. T. Green (SEAL)

Conice H. Green (SEAL)
Lessors

BATSON OIL COMPANY

By: Alvin J. Batson (SEAL)
Lessee

For value received the within lease is hereby assigned to Shell Oil Company, a Corporation.

Dec. 1, 1960

Alvin J. Batson