

7. Lessor agrees to pay all taxes or assessments and all public charges of every kind or nature that may be levied against Lessor or his property during the term of this lease, or any renewal thereof.

8. In the event of damage to or destruction of the building and improvements placed on the premises by the Lessor, the Lessor agrees to repair or rebuild said buildings and improvements, and until such repair or rebuilding is completed, Lessee shall be entitled to a fair and equitable reduction or abatement of the rent. Lessor agrees to keep all buildings insured against damage by fire and windstorm for their insurable value, and to pay the premiums for such insurance.

9. Lessor agrees that Lessee shall at all times during the term of this lease hereby granted, and any renewal thereof, have and enjoy the quiet and peaceable possession of the demised premises, and Lessor agrees to protect Lessee against the claims of any party or parties should anyone challenge Lessee's right to use, occupy and enjoy the demised premises, or any part thereof for service station purposes.

10. The Lessee agrees to pay all charges for light, heat, power and water furnished or supplied to the demised premises during the term of this lease, or any renewal thereof.

11. Lessee may assign this lease or sublet the premises without the consent of the Lessor.

12. In the event Lessor fails to make necessary repairs or to pay any taxes, assessments or insurance premiums which he is obligated hereunder to do, the Lessee shall have the right to pay for any such repairs, taxes, assessments or insurance premiums and to deduct such payments from the rent payable to the Lessor. The Lessee will not make any repairs at the expense of Lessor until the Lessee has given the Lessor fifteen (15) days' written notice concerning the need for such repairs, and the Lessor has failed to make such repairs within the fifteen day period.

13. In the event the Lessee should default in the payment of any installment of rent when due, the Lessor shall give the Lessee notice by registered mail of such non-payment and if such rent is not paid within ten days after receipt of such notice, the Lessor may thereafter terminate this lease, in which event the Lessor may re-enter the demised

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