

**TAXES**

**ASSESS-  
MENTS**

(6) Lessee agrees to pay during the term of this lease all charges for water, gas and electric current that may be consumed on said premises and will pay all taxes on any and all property owned by Lessee upon the premises. Lessor agrees to pay all other taxes, assessments and betterments now or hereafter levied against the premises when due and payable, and if Lessor fails so to do Lessee shall have the right to make such payments for the account of Lessor, and in such event may deduct from any rentals payable hereunder as they accrue such amounts as may be necessary fully to reimburse Lessee, or may require Lessor to make reimbursement to Lessee.

BOOK PAGE 84

(6-A) In addition to the fixed rental above stipulated, Lessee will pay all taxes or assessments hereafter accruing or levied upon or against the premises covered by this lease.

V.P.

**SUB-  
LETTING**

(7) Lessee may sublet all or any part of the premises but no such subletting shall release the Lessee from its obligations hereunder.

**DEFAULT**

(8) Anything herein contained to the contrary notwithstanding, Lessor agrees not to exercise any landlord's remedies against Lessee by reason of any default unless and until Lessor shall have given to Lessee written notice by registered mail of the default and unless Lessee shall have failed to remedy such default within a period of thirty (30) days from the giving of such notice.

**WAIVER**

(9) No waiver by either party, or his or its successors or assigns, of any breach of any of the covenants or conditions herein contained to be performed by the other party, shall be construed as a waiver of any succeeding breach of the same or any other covenant or condition.

**USE OF  
PREMISES**

(10) Lessee covenants and agrees to make no unlawful or offensive use of the premises, and to comply with all statutes, ordinances, rules, orders, regulations and requirements of federal, state and municipal governments.

**TAKING BY  
PUBLIC  
AUTHORITY**

(11) If the demised premises or any part thereof shall be taken by or pursuant to governmental authority or through exercise of the right of eminent domain, or if a part only of said premises is taken and the balance of said premises in the opinion of Lessee is not suitable for the operation of a drive-in gasoline service station, this lease, at the option of Lessee, shall terminate without further liability on the part of Lessee, or the rent hereunder shall be reduced in proportion to the reduction in the area of the premises, but nothing herein shall be deemed a waiver of the sole right of Lessee to any award for damages to it or to its leasehold interest caused by such taking, whether made separately or as part of a general award.

**CANCEL-  
LATION**

(12) Lessee shall have the right to terminate this lease or any renewal thereof at any time on giving Lessor thirty (30) days' written notice of Lessee's intention so to do, and paying to Lessor as consideration for said termination an amount which shall be determined by multiplying the average monthly rental paid during the preceding twelve months (or during the expired term if less than twelve months) by the number of full years then remaining before the expiration of the original term of this lease.

**PURCHASE**

(13) Lessee, (his wife) in consideration

**FIRST  
REFUSAL  
OPTION**

(13) Lessor will not sell or otherwise dispose of the demised premises or any part thereof during the term of this lease or of any extension or renewal thereof unless Lessor shall have first received a separate acceptable bona fide offer for the purchase of the demised premises, and shall have notified Lessee in writing of the names of the party or parties making the same and the price, terms and conditions thereof; and Lessor agrees that Lessee shall thereupon have the prior right to purchase the demised premises at the same price and upon the same terms and conditions as are contained in such offer. Said right may be exercised at any time within sixty (60) days after Lessee's receipt of such written notice of said offer. Lessee's aforementioned right may be exercised by mailing at least two days before the date on which this option shall expire written notice of such exercise to Lessor by registered mail addressed to Lessor at the address above given; and such notice, if so mailed, shall be deemed valid and effective whether or not the same in fact is actually delivered to Lessor. Upon the exercise of the option Lessee shall have a period of thirty (30) days thereafter before being obliged to make payment or accept title to the premises unless by the terms and conditions of said offer a period of more than thirty (30) days is specified for the closing, in which case Lessee shall have such longer period. Any sums owing by Lessor to Lessee at the time of closing by virtue of any provision in this lease shall be deducted from the purchase price. If Lessee fails to exercise its said right to purchase, and for any reason Lessor shall not thereafter sell or convey the demised premises to the party or parties making said offer at the price and upon the terms and conditions thereof, the foregoing conditioned prohibition against Lessor's sale or other disposition of the demised premises shall continue in full force and effect and Lessee's said prior right of purchase shall apply with respect to any new offer for the demised premises, all as more particularly provided above. The covenants and agreements herein contained shall inure to the benefit of the parties hereto and their respective heirs, legal representatives, successors and assigns.