

due to Sue C. Ashmore, the Lessor of the demised premises under that certain Lease to Crown Central Petroleum Corporation dated January 28, 1969, (hereinafter sometimes called the "Head Lease"), which leasehold was assigned to the Lessor herein by Assignment dated November 30, 1971 said rental to be payable monthly in advance on the first day of each and every month during the term of this Sublease, and to fulfill all obligations of the Lessor under the said Head Lease. If it should be necessary to exercise an option to extend the term of the Head Lease in order that its term will not expire prior to the end of the term of this Sublease, Lessee herein shall have the responsibility for the timely and proper exercise of such option and Lessor delegates to Lessee herein the right, authority and power to exercise such option and agrees that such action may be taken in Lessor's name by Lessee acting as Lessor's agent and authorized representative.

IV. Lessee further covenants to pay as and when due any and all license and permit fees, taxes and other charges and assessments whatsoever on the demised premises and the improvements thereon, or incident to any equipment and accessories installed or used on the said premises or incident to the conduct and operation of the business thereon, as well as all charges for water, gas, electricity and other utilities. In the event Lessee shall fail to pay any of the aforesaid charges Lessor may, but shall not be required to, pay such charges, and any such charges paid by Lessor may be distrained for and recovered as rent under this Lease or Lessor may have recourse to any other remedy allowed by law.

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