

TITLE TO REAL ESTATE

storage tanks, pumps, pipe lines, office equipment, signs, electrical and other kinds, and all trade fixtures and equipment used in the operation of the Lessee's business on said premises at the expiration of this lease or sooner termination, or any extension thereof, and that it may enter upon said premises at any time within ten (10) days after the expiration of this lease or any extension thereof, for the purpose of removing any of its property and equipment and fixtures, or leased by it and installed on said premises.

- 9 -

It is agreed that Lessee may make such additions, alterations and improvements upon the building on said premises, including the walls, partitions, electric wiring and lines, as to it shall seem best for the conduct of its business, or the use of said premises for any purpose authorized hereunder. All of said alterations and improvements shall be made at the expense of the Lessee, and without obligation upon the Lessor.

- 10 -

In the event of the total destruction of the buildings and houses on the premises by fire, or otherwise, or such partial destruction thereof as will render the same unfit for use and occupancy for the purpose stated in this lease, Lessor shall within a reasonable time, not exceeding sixty (60) days, restore said buildings to as good condition as they were prior to said destruction or injury, and during the period from the destruction to the date of restoration, the rent shall abate. Should the Lessor fail to restore said buildings and improvements within a reasonable length of time, not exceeding sixty (60) days, this lease may be cancelled at the option of the Lessee.

- 11 -

Lessee shall have the right and privilege to assign this lease and/or to sublet said premises, in whole or in part, for the whole or any part of the term of this lease, or any extension thereof, upon such terms as to it shall seem best, provided the Lessee herein named shall at all times remain primarily responsible to the Lessor for the fulfillment of the terms of this lease.

- 12 -

It is understood and agreed that should the Lessee hold over the premises herein described beyond the determinations by limitation of the term herein created, or any extension thereof, without first having renewed or extended this lease by written agreement, such holding over shall not be considered as a renewal or extension of this lease for any period longer than one month.