

Page 6.

Article IX.

Licenses and Occupational Charges:

Lessee shall be liable for, and agrees to pay throughout the term of this lease, all license fees and occupation taxes covering the conduct of its business, and all taxes and charges for water, gas, electric current, and any other public utility or service used by it.

Article X.

Lawful use of Premises:

Lessee covenants and agrees that it will comply with and observe all laws, statutes, ordinances, regulations, and legal requirements relating to its use of said premises and to the business to be conducted thereon; and that it will not permit or suffer said premises to be used for the purpose of carrying on any illegal business or occupation.

Article XI.

Quiet Possession:

Lessor covenants and agrees to and with Lessee that, the rents being paid in the manner and at the time herein prescribed, and the covenants and obligations of Lessee being all and singular kept, fulfilled and performed, Lessee shall lawfully and peaceably have, hold, possess, use and occupy the premises hereby leased so long as this lease remains in force without any hindrance, disturbance or molestation from Lessor; and Lessor hereby warrants and defends to lessee, against the lawful claims of all persons, whomsoever, the premises hereby leased. In the event Lessor shall default in the payment of any obligation, the payment of which is secured by said premises, Lessee may pay the same at its option and be subrogated to all of the rights of the original creditor, and Lessor shall be liable forthwith to Lessee for any amounts so paid.

If Lessor now owns or controls, or shall acquire during the term of this lease, any real estate adjacent to the premises covered hereby, Lessor further covenants and agrees that, without Lessee's written consent, it will not use or permit to be used such adjacent premises for the storage, sale, distribution or advertisement of petroleum products.

Page 7.

Article XII.

Legal Interference:

If during the term of this lease the right of Lessee to conduct the business herein provided for, or any part thereof, or to maintain driveways and approaches to reach said premises, shall be denied or prohibited by lawful authority, except for the fault, omission, or neglect of Lessee; or if the real estate hereby leased, or a part thereof sufficient to interfere with the business for which said premises are used, shall be condemned or acquired by grant or otherwise for the widening of streets or for other public improvement, or shall be otherwise taken in the exercise of the right of eminent domain; or if the use of said premises shall, for any cause for which lessee is not responsible, be so restricted or interfered with as to make them unfit or unsuitable for the conduct of said business; lessee shall have the option of terminating and cancelling this lease upon thirty (30) days' notice to Lessor of its election so to do; and, in the event of such termination and cancellation for any cause enumerated in this Article, Lessee shall be liable only for rents and other charges accrued and earned to the date of its surrender of possession of said premises to Lessor and for the performance of any other obligations maturing prior to said date.

If a portion of the premises should be taken as hereinabove provided, for public improvements or otherwise under the right of eminent domain, and Lessee does not elect to terminate and cancel this lease on such account, the minimum rental herein reserved shall be reduced from the date of such taking in proportion to the number or square feet of land so taken from the leased premises.

Article XIII.

Extension Option

For the considerations herein named, Lessor gives and grants to Lessee the exclusive option and privilege of extending the term of this lease for five (5) years, beginning at the expiration of the original term hereof, provided Lessee shall notify Lessor of Lessee's exercise of such option not less than Sixty (60) days before the expiration of the original term. Upon the giving of such notice, this lease shall be extended, and shall continue in full force and effect, with all of the agreements, obligations, conditions and covenants herein set forth, for and during said extended term of years; and the execution by the parties of a new lease or an instrument of any kind, extending the term of this lease in accordance with such notice, shall not be required.

Page 8.

(Purchase Option)

Article XIV

(this paragraph marked out)

Purchase Refusal:

Article XV.

In the event Lessor shall receive from a third party at any time during the term of this lease a bona fide offer to purchase the leased premises at a specified price, whether such price be first fixed by lessor or the third party, and lessor shall decide to sell the same for such amount, Lessor shall promptly give to lessee notice of the terms of such offer and of Lessor's willingness to sell for the price offered, and Lessee shall have the first refusal and privilege (which will hereafter be referred to as an "option") of purchasing said premises at such a price; such option to be exercised within ten (10) days after lessee receives