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It is agreed that at the expiration of the said term of this Lease Agreement the said Lessee, its successors and assigns, shall and will quietly and peaceably surrender and yield up the said premises unto the Lessor, his heirs and assigns, in as good order and condition as the same now are, reasonable use and wear and tear excepted.

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It is agreed that Lessee shall have the right to remove all its equipment, including 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 determination, and that it may enter upon said premises at any time within ten (10) days after the expiration of this Lease for the purpose of removing any of its property and equipment and fixtures, or leased by it and installed on said premises.

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It is agreed that in the event that governmental regulations are imposed in the form of rationing of petroleum products or otherwise restricting the sale of the products to be sold by the Lessor, effective with the rental payment next due after the imposition of any such governmental restrictions, the monthly rental shall be reduced for the period such governmental restrictions are imposed as shall be mutually agreed upon at that time by the parties hereto.

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The word "LESSOR" herein shall be construed to include the said party of the first part, Lessor's heirs and assigns, and the word "LESSEE" herein shall be construed to include the said party of the second part, its successors and assigns.

It is understood and agreed that this Lease shall not become binding upon the Lessee until executed by the President thereof.