

The Lessor covenants that he is well and truly seized of said premises by good and sufficient fee simple title; that he has good right to rent and lease the same and that he will warrant and forever defend the title of Lessee to said premises and save harmless the said Lessee from any and all damages and expenses that may be suffered by reason of any lien or encumbrance upon the said premises, or because of any defect or failure in the title thereto.

It is specifically understood that no beer, wine or other alcoholic beverage of any kind shall be sold upon the leased premises.

All property taxes on the premises, including both the real estate and the buildings and improvements thereon, shall, during the term of this lease, be paid by the Lessee. If the Lessee should fail to pay said taxes when the same are due and payable, the Lessor may pay the same for and on behalf of the Lessee and said amount so paid shall be added to the rents herein provided.

It is agreed and understood that the Lessee shall keep the station in good condition during the term of this lease and shall at the end of this lease or any renewal or renewals thereof turn over the premises to the Lessor in as good condition as at the commencement of said lease, natural wear and tear alone excepted.

It is understood and agreed that any buildings or improvements upon the demised premises at the termination of this lease or any renewal or renewals thereof shall be and become the property of the Lessor. This does not include dispensing equipment for the sale of petroleum products, gasoline pumps, underground storage tanks, air compressors, lifts and other filling station equipment customarily used in the marketing and selling of petroleum products, automobile accessories and similar goods, wares and merchandise which shall remain personal property and shall remain the property of the Lessee. Lessee shall have the right to enter upon and remove from the demised premises with such appliances as may be necessary, any and all of such personal property and equipment which it now owns or which it shall hereafter locate or place upon the leased premises, and that at any time during the term of this lease or any extension or renewal thereof, and at and from the expiration or termination of either, Lessee shall