

LESSOR shall maintain leased premises and make any replacements or repairs deemed necessary to buildings and/or other improvements.

6- LESSEE shall keep said leased premises clean and sanitary and shall keep free from snow, ice and all obstructions the sidewalks thereof and shall remove promptly all refuse of any kind therefrom.

7- LESSEE shall not install or permit installation on the leased premises of electrical appliances of any kind, including radios, vulcanizers and similar apparatus, without complying with the rules and regulations of the National Board of Fire Underwriters.

8- LESSEE shall not install or permit installation of any gambling devices or conduct or permit the conduct of any business or the sale of any products on the leased premises in violation of any local, state or federal laws.

9- LESSEE shall be responsible for full and exclusive control of the leased premises and of the equipment and apparatus thereon, and shall indemnify and save harmless LESSOR from and against any and all claims, suits, actions, damages and causes of action for any personal injury, loss of life and property damage sustained in or about the leased premises or upon the adjacent sidewalks and streets during the continuance of this lease, and from and against all costs, counsel fees, expenses and liabilities incurred in and about any such claims, the investigation thereof, or the defense of any action or proceeding brought thereon, and from and against any orders, judgments and decrees that may be entered therein.

10- LESSEE, at LESSEE'S own expense, promptly shall observe and comply with all the laws, orders, regulations, rules, ordinances and requirements of the federal, state, county and municipal authorities affecting the said equipment and apparatus, the leased premises or the business conducted thereon. LESSEE shall not use or permit the use of the leased premises or the equipment and apparatus in any manner which would or could cause an increase in any insurance rates affecting the said premises.

11- If, during the continuance of this lease, LESSEE shall die, shall become involved in any insolvency or bankruptcy proceedings, shall abandon or remove from the leased premises or shall fail to market petroleum products regularly therefrom, LESSOR, at LESSOR'S option, may terminate this lease.