

covenant and agree to pay to the Lessors, their heirs and assigns, the rental stipulated for and during the aforementioned periods, and in the manner herein provided.

It is mutually agreed and understood that the Lessee shall make no repairs at the expense of the Lessors, and that all repairs, alterations and improvements are to be made at the expense of the Lessee.

It is further agreed and understood that during the term of this Lease, or any renewal hereof, that if the Lessors decide to sell, or otherwise dispose of, the premises herein leased, then the Lessee shall be given the refusal of the same at the same price offered the Lessors by any bona fide purchaser, but upon the failure of the Lessee to exercise its right to purchase, after having been given thirty (30) days written notice of said bona fide offer, then the said Lessors shall not be bound to make any further offers to the Lessee, but may dispose of the property as they deem best.

It is specifically understood and agreed that the underground storage tanks located on the premises heretofore described are to be a part of this Lease, but upon the expiration of this Lease, the tanks are to remain in the ground and the property of the Lessors. It is agreed that said storage tanks consist of two - 6,000^{gallon}/Storage tanks and one - 10,000 gallon storage tank.

It is further understood and agreed that the Lessee is to purchase from the Lessors all motor oil, gas and kerosene at said station and is to pay the cost price for the same after an inventory has been made by the parties hereto on March 1, 1954. That all other personal property, not listed herein, is