

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.

12 - LESSEE shall not assign this lease or sublet the whole or any part of the leased premises or make any alterations or improvements thereon without written permission from LESSOR.

13 - At the termination of this lease, LESSEE shall deliver to LESSOR the leased premises, together with the equipment and apparatus in the condition in which LESSEE is obliged to keep the same.

14 - This lease is subject to the terms and conditions of any existing lease or contract governing LESSOR'S rights to the leased premises. LESSEE hereunder, in no event, shall have or claim any right or possession or occupation of said leased premises at variance with the terms, or beyond the period of LESSOR'S right there- to anything in this lease, or any extension thereof, to the contrary notwithstanding.

15 - If LESSEE shall fail to make any payment of rent hereunder for ten (10) days after the same shall fall due, or shall fail to perform any of LESSEE'S obligations hereunder, or shall violate any condition herein contained. LESSOR, at LESSOR'S option, may terminate this lease and at any time thereafter re-enter the leased premises and expel LESSEE therefrom, without prejudice to other remedies. Whenever this lease shall terminate, either by lapse of time or by virtue of any of the provisions herein contained, LESSEE hereby waives all right to any notice to quit possession as prescribed by any statute then in force relating to summary process.

16 - As of the beginning of the term hereof any prior lease between the parties here- to affecting the leased premises shall be terminated.