

may deem necessary for the conduct of its business in relation thereto, and LESSOR shall be under no obligation to make any expenditures for maintenance or repairs of any property leased hereby, including all personal property.

13.

CHARGES AND TAXES

LESSEE shall pay or cause to be paid, before delinquency, all charges for water, gas, heat, electricity and power used by LESSEE in the conduct of its business on the property leased hereby. LESSEE shall also pay or cause to be paid all taxes, assessments and governmental charges levied on any and all property leased hereby, including all fees, charges and taxes connected with the licensing or operating of the automotive equipment leased hereunder; provided that LESSEE reserves the right to contest, in good faith, any such tax, assessment or charge, and, in such event, shall indemnify and hold LESSOR harmless from any cost, expense or penalty in connection with such contest, and provided further, that, with respect to any assessments or special assessments levied against the property herein leased made payable or which may be paid in annual installments over a period of time fixed by law, LESSEE shall be required to pay only those annual installments that may be due for the period of time this lease shall remain in full force and effect.

14.

ENCUMBRANCES AND POSSESSION

LESSOR, for itself, its successors and assigns, agrees not to encumber the title to the property leased hereby and further covenants that LESSEE, its successors and assigns, shall have continuous, peaceful, uninterrupted and exclusive possession and quiet enjoyment of any and all property leased hereby during the term of the lease.

15.

INSURANCE AND INDEMNITY

Throughout the entire term hereof, LESSEE shall maintain in force insurance against loss or damage by fire as to the buildings, improvements automotive equipment, furniture, fixtures, petroleum dispensing equipment and any other personal property covered by this lease up to the full insurable value thereof, exclusive of foundations, with extended coverage in a form satisfactory to LESSOR. Such insurance shall be procured from a responsible insurance company, or companies,

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