

or so damaged by fire or other casualty as to be unfit for occupancy or use, the rent, or a fair and just portion thereof, according to the nature and extent of the damage, shall be suspended and cease to be payable until the premises are restored and made fit for occupation and use. Should the premises be totally destroyed by fire or other casualty so as to be totally unfit for occupation or use, either party hereto may terminate this lease by giving the other party written notice within thirty days from the date of the destruction of the premises.

(2) In the event of the bankruptcy of the Lessee, or should it be placed in the hands of a receiver, or make an assignment for the benefit of creditors, the Lessor may, at its option, declare this lease immediately terminated and take immediate possession of the premises.

(3) The premises leased shall be kept in a sanitary and business-like condition, no business of an illegal nature operated thereon, no business at all conducted thereon on Sundays, and no alcoholic beverages of any kind sold on the premises.

(4) The Lessee shall be solely liable for any damage or injury to any person or property while on the premises.

IN WITNESS WHEREOF the parties hereto have hereunto set their hands and seals this day and year first above written.

In the Presence of:

John M. Steward
As to Lessor

John M. Steward
As to Lessee

WOODWARD INVESTMENT COMPANY (LS)

By D. F. Woodward its President

Lessor

ATLAS OIL CO., INC. (LS)

By P. R. Haddell its Secretary

Lessee

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