

any pumps, tanks and outside lighting that he desires on the premises and it is further understood and agreed that he shall have the express right to remove these improvements at the expiration of this Lease.

III

The Lessee does hereby agree to pay unto the Lessor for and during the term of this Lease Two Hundred Thirty (\$230.00) Dollars per month, due and payable on the 15th day of each and every month, in advance. The Lessee further agrees that all utility bills shall be the sole responsibility of the Lessee.

The Lessor agrees that the property covered by this Agreement shall not be sold to any person, persons or corporation until the Lessee has been given thirty (30) days in which to comply with said offer.

It is further understood and agreed that the Lessee shall have a five (5) year renewal option at the expiration of This Lease by giving to the Lessor thirty (30) days written notice in advance of the expiration of this Lease. The amount of the rental for the five (5) year period to be agreed upon at that time.

IV

The Lessee agrees that all maintenance of the premises shall be the sole responsibility of the Lessee and the Lessee further agrees that he will maintain expenses for taxes on improvements to the land and for the insurance on such improvements. The Lessor agrees that he shall maintain the expenses of taxes on the land.

V

It is expressly understood and agreed by the parties hereto that the Lessee shall have the express right to sub-let or to assign this Lease to any person, persons or corporation, for which the consent of the Lessor is not necessary.

VI

The Lessee agrees to keep the premises in good repair and it is expressly understood and agreed that upon the termination of this lease the Lessee is to deliver the premises to the Lessor in as good repair as they were at the commencement of this Lease, reasonable wear and tear alone excepted.

VII

The Lessee covenants and agrees that he will save harmless and indemnify the Lessor from and against all losses, liability or expense that