

The Lessor agrees that the Lessee may install on the premises any tanks, machines, pumps or other equipment needed in the handling and the sale of gasoline, diesel motor fuel or other petroleum products, and may upon the termination of this lease, or any renewal thereof, remove such property provided all rent then due has been paid and provided, further, that the premises shall be left in the same condition as they were prior to the installation of such equipment and machines.

7.

It is understood that the Lessee shall pay all taxes and assessments of any kind that may be levied by the Federal, State or Municipal governments on the property and equipment placed on the premises by the Lessee, and should there be any taxes levied by the Federal, State or Municipal governments for the licensing and operation of said service station, during the term of this lease, such taxes shall be paid by the Lessee.

8.

The Lessee shall pay all charges for electricity, water and other utilities used by the said Lessee on said premises.

Until a public water main is installed in White Horse Road in front of the property the Lessor agrees that he will furnish the Lessee all water necessary for the operation of said service station on the property, and the Lessee shall pay to the Lessor the sum of Six (\$6.00) Dollars monthly for such water, payable in advance not later than the 15th day of each and every month. This arrangement may continue even after the installation of the above mentioned public water main if mutually agreeable to the Lessor and to the Lessee.

9.

The Lessor agrees that in the event the buildings on the said premises should be destroyed by fire or other casualty, the rent shall

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