

9. ASSIGNMENT AND SUBLETTING. LESSOR consents that MURPHY may assign this lease or sublet the premises, provided that MURPHY shall remain liable to LESSOR for the performance of all the terms hereof.

10. NOTICE. Notices from MURPHY to LESSOR shall be sufficient if delivered to LESSOR, or if sent by telegram addressed to LESSOR at the address shown in this lease, or if placed in the United States mails addressed to LESSOR at the address shown in this lease. Notices from LESSOR to MURPHY shall be sufficient if posted in the United States mails, postage prepaid, addressed to MURPHY at its address shown above.

11. CHANGE IN OWNERSHIP. Unless MURPHY shall otherwise consent in writing, no change in ownership, assignment of this lease or assignment of rentals hereunder shall be binding upon MURPHY until thirty (30) days after MURPHY has been furnished either the original instrument evidencing such transfer or assignment, or a true copy thereof.

12. INSURANCE. LESSOR at his own cost and expense shall keep the demised premises and LESSOR'S improvements adequately insured during the term hereof against loss by fire and windstorm with extended coverage.

13. SUCCESSORS AND ASSIGNS. This agreement shall be binding upon and shall enure to the benefit of the parties hereto and their respective successors or assigns.

14. LESSOR'S DISCLAIMER OF LIABILITY. LESSOR shall not be liable for any claims, demands or cause of action arising out of the use and occupation of the demised premises by MURPHY or arising out of the business conducted thereon by MURPHY.

15. TERMINATION. This lease may not be cancelled during the basic term hereof, except that

(a) In the event such a portion (or all) of the leased premises is condemned and taken by governmental authority under the power of eminent domain so as to render the remaining portion of the premises unusable for the purpose of conducting the business of operating a gasoline service station, this lease shall be terminated on the

(Continued on next page)