

steps necessary in order to prevent its protest of such taxes from becoming a lien against the property in derogation of Landlord's rights. In the event of any such protest or appeal Tenant further agrees to pay the amount of such taxes or assessments as may finally be determined in the same manner as above provided.

3. Throughout the term of this lease Tenant shall maintain the premises in good order and repair. It shall keep the area surrounding the service station building free of refuse and junk; it shall not allow any excessive amounts of oil to stand upon the premises which might be washed into the adjoining drainage ditches or nearby streams either through the wash down of Tenant's premises or as the result of any rainfall or melting snow. It shall be the duty of the Tenant to make all necessary repairs to the structure as well as to the interior and exterior of all buildings placed upon the premises and to maintain the driveways and parking areas in good order and repair and to prevent the premises from becoming unsightly or in any way constituting a nuisance. Should landlord determine that the premises have become unsightly or constitute a nuisance, Landlord is to so notify tenant by registered mail, and tenant is to have two weeks from receipt of notice to correct the deficiency without penalty. At the end of the term the Tenant shall surrender the structures and paved area on the premises in as good order and repair as at their completion, normal wear and tear excepted. Tenant shall have the right at the end of the term, it not then being in default, to remove from the premises all of its inventory, furniture, fixtures, petroleum dispensing equipment, identification signs and any other tangible personal property brought upon the premises by Tenant in the conduct of its business. In addition, should the Landlord request its so doing, Tenant shall remove from the premises any underground tanks put into position thereon by it, and restore the premises both as to filling the holes left by the said tanks and as to the surface grade and finish to a suitable useable condition. Should Landlord not require the removal of said tanks and other underground equipment by the Tenant at the end of the Term or