

(c) In the event a title search or report discloses any lien, encumbrance, easement or restriction, excepting any set forth in paragraph 6 (e) hereof, which shall not have been removed, satisfied of record or by proper agreement subordinated to this lease and COMPANY'S rights hereunder, or in the event a survey of the premises should show a substantial variation from the description hereinabove set forth, COMPANY, at COMPANY'S option, may declare this lease null and void and of no binding effect upon COMPANY.

9. LESSOR'S OPTION TO CANCEL LEASE.

In the event COMPANY shall fail, refuse or neglect to pay the rents herein reserved when and as the same become due and payable hereunder and shall continue in such default for a period of thirty (30) days thereafter, LESSOR may, upon thirty (30) days' written notice of COMPANY'S said default, mailed to the attention of the Retail LPG Sales Department, P. O. Box 2039, Tulsa, Oklahoma 74102, declare this lease cancelled and terminated, unless COMPANY shall have cured said default within thirty (30) days of receipt of LESSOR'S written notice.

10. ABATEMENT OF RENT.

The rents reserved hereunder shall abate and cease to accrue if and when, and at such time as public or private work prevents the usual access to the leased premises by the public streets bounding same and, by reason thereof, the office and bulk storage facility thereon is closed. Rents shall again accrue upon the reopening of the office and bulk storage facility and be apportioned in any calendar month or months for the period closed.

11. CONDEMNATION.

If the demised premises, or any part thereof, shall be taken by or pursuant to governmental authority or through exercise of the right of eminent domain, or if a part only of said premises is taken and the balance of said premises in the opinion of COMPANY is not suitable for the operation of an office and bulk storage facility, this lease, at the option of COMPANY, shall terminate without further liability on the part of the COMPANY, or the rent hereunder shall be reduced in proportion to the reduction in the