

The Lessor, their heirs or assigns, shall have the right, themselves or through their agents, at all reasonable times to examine the books and records of the Lessee for the purpose of checking and verifying the reports of the Lessee, which reports shall be made monthly and shall show in detail the amount of gasoline sold from said Service Station within the period covered by the report. The minimum monthly rental shall be paid on or before the 1st day of each and every month, commencing with the month of February, 1936, and the additional amounts accruing because of sale of excess gallonage of gasoline shall be payable at the end of the monthly period.

The Lessor agree that the Lessee may assign this lease or sublet the whole or any part of said premises without the consent of the Lessor, the Lessee remaining at all times liable for the payment of the rent and the fulfillment of the terms of said lease.

The Lessee hereby acknowledges that said premises are leased to it in good condition and the Lessee shall hold the Lessor harmless from injuries to persons and/or property and/or any and all liability of every kind and character incidental to or in any wise connected with said premises, change thereon and/or use thereof.

The Lessee shall pay for any and all improvements and changes or alterations done or made in or about said premises.

In case the Lessee should go into bankruptcy this lease shall cease and terminate. In any event the building placed on said premises shall remain the property of the Lessor.

It is understood and agreed that at the expiration of the term of this lease and/or on the termination thereof the Lessor may, without notice, immediately upon the expiration of the term of this lease and/or the termination thereof, reenter and possess said premises, and said Lessee shall immediately surrender said premises to the Lessor; but should the Lessor permit the Lessee to continue to occupy the premises for any time thereafter, the Lessee shall immediately become a tenant from year to year, by the year, at such rental per month (payable monthly) and under such other terms and conditions as the Lessor may require.

The following express conditions and stipulations are hereby made a part of this lease and consented to by the Lessee:

- 1- The sidewalks in and around said premises shall not be obstructed for any purposes other than those of ingress and egress.
- 2- All personal property placed upon said property shall be at the risk of the Lessee or owner thereof, and the Lessor shall not be liable for any damage to said personal property or to the Lessee arising from any cause whatsoever.