

It is further agreed that the Lessor shall maintain and repair the service station building located on said premises except painting the same, and any alterations or improvements desired by the Lessee must be done at the Lessee's own costs under the written sanction of the Lessor, and all such alterations or improvements shall be surrendered to the Lessor on the Lessee's removal.

It is further agreed that the Lessor shall pay all City, County, State and Federal taxes and licenses which may accrue from time to time on the business and property herein described.

It is further agreed that if the Lessee shall keep, observe and perform all the covenants and agreements of this Lease, then the said Lessee shall and may peaceable and quietly have, hold and enjoy the premises for the term of the Lease as herein provided.

It is further agreed that the Lessee shall have the right to remove any and all storage facilities and other equipment (now located on said premises) incidental to the storing and dispensing of petroleum products, from said premises upon the termination of this Lease.

It is further agreed that the agreements and covenants herein contained are binding upon the parties hereto as well as their respective administrators, executors, heirs, successors and assigns.

IN WITNESS WHEREOF THE said parties have hereunto set their hands and seals the day and year first above written.

IN the presence of:

<u>James T. Hardy</u>)	<u>E. G. Dyer</u>	(S)
)	E. G. Dyer, Lessor	
<u>J. H. Stewart</u>)	WEBSTER OIL CO., IN., Lessee	(LS)
As to Lessor)		
<u>James T. Hardy</u>)	By <u>Wm. M. Webster, Jr.</u>	
)	Wm. M. Webster, Jr., President	
<u>J. H. Stewart</u>)		
As to Lessee)		