

petroleum products, and may upon the termination of this lease, or any renewal thereof, remove such property provided all rent then due has been paid, provided further, that the premises shall be left in the same condition as they were prior to the installation of such equipment and machines.

VII.

It is understood that the Lessee shall pay all taxes and assessments of any kind that may be levied by the Federal, State or Municipal governments on the property and equipment placed on the premises by the Lessee, and should there be any taxes levied by the Federal, State or Municipal governments for the licensing and operation of said service station, during the term of this lease, such taxes shall be paid by the Lessee. Lessor to pay taxes on land and buildings.

VIII.

The Lessee shall pay all charges for electricity, water and other utilities used by the said Lessee on said premises.

IX.

The Lessor agrees that in the event the buildings on the said premises should be destroyed by fire or other casualty, the rent shall be abated until said buildings have been restored by the Lessor and if said buildings are not replaced within six (6) months after such destruction, the Lessee shall have the right to cancel this lease.

X.

It is expressly agreed that if at any time during the period of this lease, the Lessee shall be adjudged bankrupt or insolvent by any Federal or State Court of competent jurisdiction, the Lessor may, at his option, declare this lease terminated and cancelled and take possession of said premises

XI.

The Lessee covenants and agrees to indemnify and save the Lessor harmless from any and all claims, demands, suits, actions and judgments and recoveries for any on account of damages, injuries