

9. It is agreed that the Lessee shall conduct upon said premises a filling station or service station for the retail sale of gasoline, oil and other commodities generally sold by a business of this type and the Lessee hereby covenants and agrees with the Lessor that it will not use or permit said premises to be used for any unlawful purpose or permit anything to be done thereon which may be or become a nuisance.

10. Lessee further agrees that no beer or alcoholic beverage will be sold at any time on said premises.

11. The Lessee further agrees to be responsible for the payment of all electrical bills, water bills and other utilities used thereon and agrees further to pay all taxes or assessments levied by the State and County for the operation of said business and will also carry sufficient insurance to protect the Lessor against any breakage of glass.

12. The Lessor shall carry fire insurance on the building and will be responsible for the payment of all property taxes due thereon.

13. Should the building on the leased premises be totally destroyed or damaged by fire or act of God so as to make it impossible to replace it within ninety (90) days, this lease may, at the option of the Lessor or Lessee, be terminated.

14. Should the Lessee fail to pay any installment of the rent within thirty (30) days after the same shall become due or fail to perform any of the covenants and agreements herein

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D.H.J.
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