

5. **USE OF PREMISES.** Shell shall have the rights, at Shell's expense: to enter the premises, at any time after the date of this Lease, for the purpose of making investigations and surveys; to use the premises for any lawful purpose; to construct and install on the premises, and paint in colors of Shell's selection, an automobile service station, and any additional buildings, improvements and equipment (including advertising signs and billboards) that Shell may desire; and to make any alterations that Shell may desire in the premises and the buildings, improvements and equipment at any time located thereon.

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6. **TAXES - LIENS.** Lessor shall pay all taxes, assessments and other charges on the premises, excepting taxes on Shell's property on the premises, and license, utilities and other such charges incurred by Shell's use of or operations on the premises; but Shell shall reimburse Lessor, upon Lessor's demand and presentation to Shell of receipted bills, for any amount by which the taxes, assessment and other charges on the premises allocable to any full year of the term of this lease exceed Fifty & 00/100 Dollars (\$50.00). Shell shall have the right to contest, in its and/or Lessor's name, any levy of or assessment for any tax, assessment or other charge on the premises; and at Shell's request Lessor shall execute such documents, make such appearances and do such other things as Shell may reasonably request in connection with the prosecution of any such contest. If Lessor defaults, at any time, in any payment which Lessor is obligated to make under this Article, or in the performance of the obligations of any mortgage or other lien affecting the premises, Shell may remedy such default, in whole or in part, charge to Lessor all costs incurred thereby, and be subrogated to the rights of the holder of such mortgage or other lien.

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7. **CHARGES.** All sums charged to Lessor by Shell hereunder shall be indebtedness of Lessor to Shell payable on demand. If any such indebtedness or other indebtedness of Lessor to Shell is due at any time, Shell may, in addition to other remedies, withhold all or any part of the rent thereafter accruing and apply the same to the payment of such indebtedness. If all such indebtedness is not fully paid at the end of the primary term or any extension period, Shell may, at its option, extend this Lease on the same covenants and conditions as herein provided, until such indebtedness is fully paid by application of all rent thereto.

8. **PURCHASE OPTION.** At any time during the primary term, any extension period or any tenancy after either, Shell shall have the option to purchase the premises for the sum of \_\_\_\_\_ Dollars (\$ \_\_\_\_\_), on the terms provided in article 10, which option Shell may exercise by notice to Lessor.

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9. **PURCHASE REFUSAL.** If at any time during the primary term, any extension period or any tenancy after either, Lessor receives from a ready, willing and able purchaser, an acceptable bona fide offer to purchase, or makes a bona fide offer to sell to such purchaser, the premises or any part thereof or any property which includes all or part of the premises: Lessor shall give Shell notice, specifying the name and address of the purchaser and the price and terms of the offer, accompanied by Lessor's affidavit that the proposed sale is in good faith. Shell shall thereupon have, in addition and without prejudice to its rights under article 8, the prior option to purchase the premises or the part thereof or the entire property covered by such offer, at the price and on the terms of the offer but subject to the terms provided in article 10, which option Shell may exercise by giving Lessor notice within thirty (30) days after Shell's receipt of Lessor's notice of the offer. Shell's failure at any time to exercise its option under this article shall not affect this Lease or the continuance of Shell's rights and options under this article or any other article hereof.

10. **PURCHASE PROCEDURE.** In Shell's notice exercising any purchase option herein, Shell shall designate an Escrow Agent; and within twenty (20) days after receipt of such notice, Lessor shall deposit with Escrow Agent Lessor's recordable **General Warranty** deed to Shell, in form satisfactory to Shell, of the property covered by the exercised option. Promptly thereafter, Lessor shall deliver to Shell evidence of Lessor's title to such property, and shall clear the title of all liens, encumbrances, restrictions and other defects. Upon receipt from Shell of the purchase price and notice that title is acceptable, Escrow Agent shall deliver to Shell the deed, and to Lessor the purchase price, less the amount of any liens subject to which Shell accepted title, and all documentary, transfer and like taxes not otherwise paid by Lessor. Taxes and rent shall be prorated as of the date of delivery of the deed. Upon receipt from Shell of notice that title is not acceptable, Escrow Agent shall return the deed to Lessor; and this Lease shall continue in effect. Evidence of Lessor's title shall be, at Shell's election and Lessor's expense: such evidence as Lessor may possess, a complete abstract or current certificate of title, an attorney's opinion, or a title insurance company's report and subsequent owner's title insurance policy in Shell's favor (the abstractor, attorney or title company to be of Shell's selection).

11. **LEASE REFUSAL.** If at any time during the primary term, any extension period or any tenancy after either, Lessor receives from a ready, willing and able lessee an acceptable bona fide offer, or makes a bona fide offer to such a lessee, to lease the premises or any part thereof or any property which includes all or part of the premises, for a term beginning after the termination of this Lease, Lessor shall give Shell notice thereof, specifying the name and address of the lessee and the term, rent and other covenants and conditions of the proposed lease, accompanied by Lessor's affidavit that such lease is in good faith. Shell shall thereupon have the prior option to lease the premises or the part thereof or the entire property covered by the offer, for the term, at the rent and upon the other covenants and conditions specified in such notice, which option Shell may exercise by giving Lessor notice within thirty (30) days after Shell's receipt of Lessor's notice of the offer; and promptly upon Shell's submission to Lessor of a written lease providing such term, rent and other covenants and conditions, Lessor shall execute the same with Shell in recordable form. Shell's failure at any time to exercise its option under this article shall not affect this Lease or the continuance of Shell's rights and options under this article or any other article hereof.

12. **ASSIGNMENT-SUBLEASING.** Shell may at any time assign this Lease or sublease all or any part of the premises.

13. **TERMINATION-ABATEMENT.** If, without Shell's fault, the operation on the premises of an automobile service station becomes illegal or is prevented or substantially impaired for more than ninety (90) days by any act or omission of any governmental authority, or by the closing, relocation, change of grade or alteration of, or rerouting of traffic on or away from, any street or highway adjoining the premises, or by the deprivation or limitation of any access thereto or therefrom;

13 a. If Lessor is unable to deliver clear title to the premises and permits are not available at the end of the interim period of this lease, Shell may terminate this lease by giving Lessor thirty (30)

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