

Lessor further agrees to keep in good order the roof and exterior walls, exclusive of all glass, including the plate glass, and the Lessee agrees to notify the Lessor, in writing, immediately upon discovery of any defective condition. In the event the premises are twenty-five percent (25%) or more destroyed by fire, storm or other casualty, this lease shall terminate at the option of the Lessor or the said premises may be restored as soon as possible and other than for abatement during restoration period the lease shall continue in full force as herein stated.

In the event of above stated destruction amounting to twenty-five percent (25%) or less in destruction of the premises the Lessor agrees to immediately restore to use with proportionate abatement of rent during restoration period.

The Lessee's rights shall be subject to any bona fide mortgage to secure any debt which is now or may hereafter be placed upon the premises by the Lessor and the Lessor has the right to assign said rent set forth above to guarantee payment of said mortgage.

This agreement and its terms and conditions shall be binding on the parties, their successors and assigns to full and faithful performance of all provisions and contains the entire agreement of the parties hereto.

IN WITNESS WHEREOF the parties hereunto have caused this instrument to be executed and the corporate seal to be affixed thereto.

WITNESSES:

Robert A. Donald
Pauline W. Jones

WEBSTER OIL COMPANY
 BY Wm Webster
 "LESSOR"

WEBSTER SERVICE STATIONS, INCORPORATED
 BY Wm Webster
 "LESSEE"

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