

and in a workmanlike manner. Tenant covenants that it will pay for all of said improvements and will not suffer any mechanic's or other lien to be placed against the property as the result of such construction.

2. From and after the first day of the month following the completion of the service station building above contemplated, so that the same is ready for use and occupancy by the Tenant, or from and after the first day of the month following the 120th day from the date first above written, if such 120th day be other than on the first day of a month, Tenant agrees to pay to Landlord as rent hereunder the sum of Three Hundred Seventy-five Dollars (\$375.00) in advance. Said rent shall be due and payable on the 10th day of the month in which the same shall fall due without any demand being made therefor by Landlord. If any installment of rent is not paid by the 15th day of the month, Landlord may give Tenant five (5) days notice of default by certified or registered mail. Tenant shall bring the rent current within such period of five (5) days. There shall be no late charge or other penalty, but failing Tenant's so doing, this lease shall be deemed to be in default and the Landlord shall have the right to avail itself of any or all of the remedies hereby provided in the event of default. Tenant shall pay as additional rent within the time before the same be subject to penalty any and all taxes and other assessments made against the premises. Landlord agrees within five (5) days of the receipt of any bill or statement for such taxes to forward the same to Tenant. In the event that Tenant shall fail to pay such taxes prior to the due date, Landlord shall have the right upon the due date or thereafter to pay such taxes, the amount of which, together with any penalties or interest shall immediately become an item of rent due to Landlord hereunder. Nothing contained herein shall prevent Tenant from making a bona fide protest of any tax or assessment levied against the leased premises, provided that Tenant shall take all legal

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