

8. The Lessee further agrees to construct a canopy and install proper lighting under it, over the pumps and island, within 90 days from date; said canopy to measure 24 feet by 36 feet and to cost not less than the sum of \$2,000.00 .

9. It is specifically understood and agreed that the Lessee shall be responsible for the payment of all water, lights and all other utilities and no part thereof shall be paid by the Lessor.

10. It is agreed that the Lessee shall carry sufficient liability insurance to save harmless the Lessor from any suits or claims of any nature, kind or description.

11. The Lessor is to be responsible for the payment of all property taxes and fire insurance for the building located on said premises.

12. That upon the expiration of this Lease or any renewal thereof, the canopy with lights, referred to above in paragraph 8, together with any other improvements made on said premises, shall become the property of the Lessor and shall not be removed from said premises.

13. It is further understood and agreed that should the within described premises become damaged or destroyed by fire or any other act of God, then the Lessor, at his own Option, shall repair or rebuild said building with the same type of construction or design now used and said construction or design shall be entirely within the discretion of the Lessor. It is further agreed that said Lessor shall have a period of ninety (90) days to repair or rebuild said building and during said period of time in which the building is being repaired or rebuilt, the rentals as herein set forth shall be abated but said rentals shall not be abated for a period of more than ninety (90) days.

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