

(e) To re-enter said leased premises after the termination of this lease for the purpose of removing any buildings, tanks, signs, caduceus, and other advertising material, pumps, motors, compressors, air lines, lifts or other equipment of COMPANY erected or installed upon said leased premises by COMPANY either before or after the commencement of this lease. In the event the said building and equipment are not removed within 45 days after termination of this lease, title to said building and equipment (excepting pumps and COMPANY'S insignia, including COMPANY'S signs and other advertising materials), shall automatically vest in LESSOR.

(f) All improvements, additions, equipment, machinery and other personal property owned or installed by COMPANY shall be owned by COMPANY and COMPANY may, at its option, remove same at any time during the term of this lease, or renewal or extension thereof, and, in any event, not later than in 5 (e) above.

5. COMPANY COVENANTS AND AGREES:

(a) To pay the rents herein reserved as and when the same become due and payable. Any assignment or transfer of the rents reserved hereunder shall only be effective when such transfer and assignment has been accepted by COMPANY in writing and, upon such acceptance, rents affected thereby shall become the separate property of the assignee thereof and payable by COMPANY upon their accrual directly to such assignee at the address named therein. After acceptance by COMPANY of any such transfer or assignment of rents, any agreement between COMPANY and LESSOR amending, revising, or supplementing any of the terms and conditions of this lease shall not affect the rents so transferred or assigned and, likewise, any agreement between COMPANY and such assignee with respect to rents so transferred or assigned shall not affect the other terms and conditions of this lease.

(b) To pay any and all taxes on the building and improvements erected and installed by COMPANY, license and permit fees incident to the conduct and operation of the business of COMPANY conducted

0956