

(b) Lessor shall pay all taxes, assessments and liens on leased premises and building and shall obtain all necessary licenses or permits to do business on the leased premises, which may be required and shall pay all fees in connection therewith.

(c) The Lessor agrees to buy gasoline and motor fuel sold by the Lessee and will store only products sold by Crudup Oil Company, Inc. in storage tanks on premises, and if any gasoline or motor fuel is purchased for storage or sale on the premises other than that sold by Crudup Oil Company, Inc., Lessee may, without notice, immediately terminate this Lease.

(d) The Lessor, during occupancy of the leased premises, shall pay all utility charges also including electricity and telephone. Lessor shall furnish any heating and air conditioning of building as may be required.

(e) The Lessor, while operating a business on said premises, will be completely responsible for any accidents to persons or vehicles on said premises, and agrees to hold and save Crudup Oil Company, Inc. from any and all liabilities due to injury to persons or damages to vehicles on leased premises.

(f) The Lease hereby given may not be assigned, transferred or sublet, either in whole or in part, by Lessor without the written consent of the Lessee.

(g) Lessee agrees to pay or reimburse Lessor for the monthly rental charge as may be necessary or required by Texaco, Inc. for its trademark sign(s).

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