

day of each and every month. Should such payment not be made to the lessor by the fifteenth day of any month, then the lease will be in default and will be subject to immediate ejectment and this contract and lease shall thereby terminate, unless said time for payment may be extended by the lessor.

4. It is agreed that the lessee shall keep and maintain the buildings and equipment on the subject premises in a presentable and good condition at all times and that upon the expiration of this lease and contract that he will return same to lessor in as good or better condition than when he took over at the outset of this agreement.

5. It is further understood and agreed that the lessor shall, since he is in the business of distributing petroleum products, have jurisdiction of such petroleum products sold on the subject premises, and that a distributor-dealer contract, which now exists between lessee and lessor, is incorporated with and made a part of this agreement.

6. It is further understood and agreed that as a condition precedent, to the payment of rent as above set out in this agreement, shall be the proper maintenance and keeping in good operating order by the lessor of all gasoline pumps and other petroleum equipment to be furnished by him in accordance with this and the above mentioned distributor-dealer contract.

7. The lessee is to use the subject property for the purpose of a service station and a general grocery store and for no other purpose or business.

8. All realty on this property at the time this contract and lease expires is to automatically become the property of the lessor and title is to vest in him at the time of expiration.

9. This is a full and complete contract between the parties and any agreements made subsequent hereto are declared null and void unless reduced to writing and attached hereto and made a part hereof.

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