

All policies or certificates for such insurance shall name Lessor and Lessee as the insureds as their respective interest may appear, and true copies of the policies or certificates shall be delivered to the Lessor for its records. In the event Lessee does not provide such insurance, Lessor shall have the right to provide the same and the amount paid therefor together with interest at the legal rate shall constitute and be considered a part of the rental due hereunder.

FIFTH: It is agreed and understood that the Lessee shall have the right to use such premises as a gasoline service station for the storage and sale of gasoline, petroleum products and automobile accessories and to erect and maintain thereon such apparatus, fixtures, buildings and structures as it, the said Lessee may find necessary or useful in the conduct of its business of selling and distributing gasoline, oils and oil products, and other goods and merchandise, it being further agreed that said Lessee will not permit the sale of alcoholic beverages on or from the demised premises under any circumstances, and will not make use of said premises for any unlawful or immoral purpose. Lessee shall have the right, subject to Lessor's approval, to assign this lease or sublet the premises; however, this in no way shall relieve the Lessee of its responsibility under this lease arrangement.

SIXTH: Upon termination of this lease by its own limitation or its termination as herein provided for or otherwise, the Lessee shall have the right, free from any interference by or on behalf of the Lessor, its successors or assigns, to remove all above ground equipment which has not been provided or furnished by Lessor, including pumps, air compressors, light fixtures, and miscellaneous tools provided or furnished by Lessee, provided that such equipment is not subject to any lien which the Lessor may have for the payment of rent due under the provisions of this lease.

SEVENTH: This agreement shall be contingent upon the Lessee's being able to procure the necessary permits and licenses to enable it to occupy and use said premises for the purposes specified in paragraph FIFTH hereof and for the construction of such buildings and improvements, approaches, and curb cuts as