

ARTICLE IV.

USE AND POSSESSION: Lessee shall have the right to use and occupy the leased premises for any lawful purpose, and particularly for the purpose of conducting an automatic car wash business. It is specifically understood and agreed that if for any reason the proposed automatic car wash business cannot lawfully be conducted on the aforesaid property, or if required municipal, state and county permits, if any, cannot be obtained by April 1, 1969, or if adequate water and sewer facilities are not available, then this lease shall be of no force and effect and the obligations of all parties hereunder shall cease. Possession of said property shall be delivered to Lessee upon the execution of this instrument.

ARTICLE V.

TAXES: Taxes for the entire term of the lease shall be paid by the Lessee. Inasmuch as the term of the lease does not commence at the beginning of the taxable year, the taxes for the first taxable year and for the last taxable year during which the lease is in effect shall be prorated between the Lessors and the Lessee.

ARTICLE VI.

NOTICE: Before Lessee shall be deemed in default under any of the provisions of this lease, notice of such default shall be given by the Lessors to Lessee in writing, and Lessee shall have Thirty (30) days in which to correct any item of default. Such notice shall be sent to Lessee at 1345 East Sunshine Street, Springfield, Missouri, 65804, unless Lessee, its successors and assigns, notify Lessors of any change in name or address.

ARTICLE VII.

RIGHTS UPON TERMINATION: Upon termination of the lease, Lessee shall have the right to remove from the leased premises any and all property installed or constructed by it, including any and all buildings, and other property which, except for the provisions of this lease, might be deemed a part of the real property leased.

ARTICLE VIII.

QUIET ENJOYMENT: Lessors covenant and agree with Lessee that they own the leased property free and clear of any lien, encumbrance, restriction or

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