

of the other party thereafter occurring. The provisions of this or the following paragraph shall not restrict or affect the paragraph immediately preceding.

In the event the defaulting party cures such default specified in said notice within said fifteen day (15) period following the notice of default above required, the Lease shall not terminate. In event one party desires to exercise his option to terminate and cancel this Lease for a violation or default of the other party as above provided, the non-defaulting party shall give to the defaulting party written notice by registered mail that such Lease is cancelled and terminated as of the date of such notice.

Upon termination of this Lease either by its own limitation, or otherwise as herein provided, the Lessee agrees to bind itself to yield up and surrender the possession of said premises to the Lessor in as good condition as they are now, ordinary wear and tear and the casualty of fire, wind, water or other casualty being expressly excepted.

Lessor covenants that the Lessee shall have the full, quiet, peaceable and exclusive possession and enjoyment of the entire premises throughout said ten year lease period, subject, however, to the terms and conditions hereof.

This Lease, and all of its terms, provisions, covenants and limitations, shall not only be binding upon and inure to the benefit of the respective parties hereto, but also their heirs, executors, administrators, representatives, successors and assigns.

The Lessee agrees to indemnify and save harmless the Lessor from and against all claims, demands, injuries and/or expenses by reason of any accident, damage or loss to any one occurring on or about the premises.

The other Lessee of the aforementioned Lease of April 1, 1960 express their consent at the foot hereof to the Release of Ramseur Fuel Oil Service, Inc.

IN WITNESS WHEREOF we have hereunto set our Hands and Seals the day and year first above written.

Witnesses:

J. A. Peag
J. H. Kunkle

W. R. Amren (SEAL)
Lessor

J. B. Harris T.R. (SEAL)
Lessee

For Ramseur Fuel Oil Service, Inc.

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