

6. No alcoholic beverages shall be sold or stored upon said premises and said premises shall not be used for any unlawful purpose.
7. Party of Second Part agrees that during the term of this lease it will comply with all laws, ordinances and regulations relating to the conduct of the business upon the said premises.
8. Party of the First Part agrees to maintain the driveways and service area and the building, exterior and interior, and to keep same in good condition during the term hereof.
9. Party of the First Part will promptly pay all taxes lawfully assessed against the premises, including the building now situate upon said lot and leased hereby to Party of the Second Part. All taxes assessed against personal property owned by Party of the Second Part, now situate or hereafter placed upon said premises, shall be paid by Party of the Second Part.
10. Upon termination of this lease, whether on account of any breach by either Party of any condition hereof or otherwise, Party of the Second Part agrees to surrender premises to Party of the First Part in as good condition as premises are now in, upon the commencement of this lease, ordinary wear and tear excepted.
11. Party of the First Part agrees and covenants that he will insure the building upon said premises against damage or destruction by fire, in the amount of at least Six Thousand and No/100 (\$6,000.00) Dollars, and that in the event of a loss, the proceeds thereof shall be used to repair or replace the building. It is agreed that rental payments shall abate during such period after damage or destruction and during repair or replacement to the extent that the use of the premises is impaired.
12. If, in the judgement of Party of the Second Part, the premises should be rendered permanently unusable for service station purposes, by reason of the taking of a portion thereof for highway purposes, or for any other reason, this