

7. WARRANTY OF TITLE.

LESSOR hereby warrants that it has an absolute and indefeasible title to the premises and property aforesaid; that it is properly zoned for the purposes and uses intended herein.

8. COMPANY'S OPTION TO CANCEL LEASE.

(a) In the event that LESSOR shall fail, refuse or neglect to pay or cause to be paid the taxes, assessments or other charges levied against said premises, the principal of any mortgage, lien or encumbrance thereon, whereby a judicial sale might terminate the interest of COMPANY therein hereunder, or shall fail, refuse or neglect to pay or cause to be paid any interest due or payable on such mortgage, lien or encumbrance, or if LESSOR is subletting as provided in paragraph 6, subsection (b), and fails or neglects to pay the rent to the owner, COMPANY may, at COMPANY'S option, either terminate this lease on any date prior to the expiration of this lease by giving written notice of such cancellation to LESSOR, or pay said taxes, assessments, charges, mortgages, liens, encumbrances, interest or rents, and charge LESSOR with the amount so paid, which LESSOR covenants and agrees to reimburse and promptly pay, together with interest thereon at the rate of eight per cent (8%) per annum to COMPANY and COMPANY may hold and deduct the amount thereof from the rents herein reserved until LESSOR pays same in full.

(b) COMPANY may, at any time, at COMPANY'S option, terminate this lease by giving written notice of termination to LESSOR, if the erection, installation or operation of a retail and wholesale LPG and petroleum bulk storage equipment, together with office and warehouse facilities, and including curb cuts and approaches acceptable to COMPANY, cannot be established or continued on said leased premises without instituting, continuing or defending legal or equitable litigation or judicial proceedings involving the administration or interpretation of any law, ordinance, court order, or in the event COMPANY is unable to obtain and renew all governmental permits and licenses as in COMPANY'S judgment may be required for the purposes aforesaid.