

property at a cost not exceeding Eighteen Hundred (\$1,800.00) Dollars (according to plans approved by the Lessors), which said building shall become the property of the Lessors as soon as it is placed on said property.

Also, in addition, the Lessee shall furnish any and all equipment and/or other things necessary for said Service Station at its own expense.

The Lessee also agrees to pay upon demand any and all increase in taxes assessed upon the demised premises by reason of the erection of any structure or improvements thereon by and at the expense of said Lessee, provided, however, Lessee shall be liable only for such increase, if any, as may be based upon the assessment of any such structure or improvements, and any such increase in taxes not paid by the Lessee on demand may be paid by the Lessors, and the amount so paid recovered or distrained for as rent. Provided, nevertheless, that if the Lessors shall fail to pay the current taxes assessed upon the premises of which the hereinbefore described premises are a part, and/or any municipal claims which are due and owing by the Lessors, as and when such taxes, and municipal claims become due and payable, or in the event that the said Lessors shall fail to pay promptly the interest or any installment of principal and when it shall accrue, on any mortgage or mortgages that are a lien on the premises, then and in such event the said Lessee shall have the right and privilege of paying such taxes, municipal claims or mortgage interests and installments for account of Lessors, and apply such payment or payments in liquidation of the rent due Lessors hereunder, and such payment or payments shall be in full discharge of so much of the rent due hereunder by Lessee to Lessors as will cover such payment or payments, or terminate this lease by giving Lessors notice thereof in writing, whereupon all rights hereunder shall cease and determine. Provided, nevertheless, that any such taxes shall be paid to the order of the proper local authority.

Regardless of anything to the contrary herein, the Lessors shall have the right and option to cancel this lease at any time whatsoever after five (5) years from the date hereof; provided, however, in such event the Lessors shall pay the Lessee One Hundred and Eighty (\$180.00) Dollars for each full year (not fraction thereof) of said ten (10) year lease term that has not expired, but no more in any event whatsoever. Provided, however, if the Lessors exercise such option the Lessee shall have the right to remove what equipment outside of said building, excepting water and sewerage pipes and/or connections and light lines, that it has placed on said property if such is done within thirty (30) days from the date of such cancellation, otherwise any and all equipment and/or other thing placed on said property shall immediately become the property of the Lessors.

The term "gasoline" as used herein in the fixing of rental charge shall mean gasoline and/or other motor fuel sold by the Lessee and/or any of its agents from said Service Station.