

III. Lessee, its successors and assigns, shall pay unto Lessors as basic rental the sum of Two Hundred Dollars (\$200.00) per month, or a proportionate amount for any fraction of a month, plus an additional rental at the rate of \$.01 per gallon for each gallon of gasoline in excess of 20,000 gallons delivered by Lessee to the demised premises each month for resale therefrom, said basic rental to be payable monthly in advance on the first day of each and every month (except that rent for a fraction of a month at the beginning of the term, if any, shall be paid on the first day of the succeeding month), and said additional rental, if any, to be payable on or by the tenth day of the month following the month in which the deliveries were made; provided, however, that no rentals hereunder shall begin except as provided for in Paragraph IV.

IV. Lessors agree to construct or cause to be constructed or installed on said premises at their own cost and expense a Crown type drive-in gasoline filling and service station in accordance with plans and specifications hereto annexed and made part hereof. Said service station shall be deemed completed when Lessee's Engineer of Buildings shall have inspected and approved the same and shall have issued his acceptance thereof to Lessors in writing, and Lessee shall have been placed in actual possession. It is understood and agreed that in the event Lessee is not placed in actual possession pursuant hereto on or before the ^{30th} day of *April*, 1953, this Lease shall, at the option of Lessee, be and become null and void, without liability of Lessee to pay rent or perform any acts hereunder.

S.C.A.
H.P.A.
Stus

V. Lessors agree to install in operating condition at Lessors' sole cost and expense the items of equipment listed in Schedule "A"