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Said premises are leased for the purpose of the sale and storage thereon of gasoline, petroleum and petroleum products, and at lessee's option for the conduct of any other lawful business thereon.

-3-

The buildings, driveways and improvements are to be erected and constructed and installed by the lessor at his expense according to plans and specifications which have been approved by the lessor and lessee in writing. Said buildings and improvements are to be constructed and installed by the lessor in strict accordance with said plans and specifications; the work is to be begun promptly after this lease has been fully executed and acknowledged by all parties hereto and completed within a reasonable time thereafter. The term of this lease shall commence when said buildings and improvements are completed and ready for occupancy by the lessee, which fact is to be evidenced by the Certificate of Completion of Building of the architect employed by the lessor, or if an architect is not employed, by the contractor employed by the lessor, and by acceptance of said station by lessee in writing, so that the term of this lease shall commence on the date to be determined as above by delivery of Certificate of Completion of Building and by acceptance of said station by lessee in writing and shall run for a period of ten (10) years thereafter.

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-4-

The lessee agrees to pay to the lessor a monthly rental of **Three** Hundred Twenty Five (\$325.00) Dollars payable on the tenth day of each and every month. The lessee further agrees to pay an additional sum equivalent to $1\frac{1}{2}$ ¢ per gallon on the total deliveries to said premises of That Good Gulf Gasoline, No-Nox Gasoline, Traffic Gasoline and other Gulf motor fuels delivered to said premises in excess of 30,000 gallons per month. At the end of each month the lessee will compile a statement of its deliveries for said month, and in the event its deliveries exceed 30,000 gallons for said month, then the lessee shall pay $1\frac{1}{2}$ ¢ per gallon on each gallon in excess thereof. The records of the lessee as to deliveries shall be conclusive. Any sum due under this provision shall be payable within a reasonable time after the end of each monthly term. The lessee shall have the right and option to extend this lease for one additional term of five (5) years on the same terms and conditions including rent, by presenting the lessor