

Hundred Twenty-Five Dollars (\$325.00) per month, payable in the same manner as provided in the original term of this Lease.

If Lessee shall exercise the options herein granted to renew this Lease, or any of them, it shall do so by written notice to Lessors, as hereinafter provided, not less than sixty (60) days prior to the expiration of the original or first renewal term of this Lease, as the case may be.

It is understood and agreed that in the event of the exercise by Lessee of the above renewal options, all of the other covenants, terms, provisions and conditions of this Lease shall remain in full force and effect during such renewal terms.

VII. Lessee covenants and agrees, at its sole cost and expense, to make such repairs to the improvements on the demised premises as may be required from time to time. Lessors covenant and agree, however, to make all repairs necessitated by structural defects, faults or settling. Lessors further covenant and agree to make all repairs to the underground gasoline dispensing system (excluding the pumps) required as a result of settling for a period of three years following possession by Lessee as provided for in Paragraph IV hereof.

