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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.

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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 all 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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During the original ten (10) year term of this lease agreement, lessee agrees to pay to lessor a rental of One Hundred Fifty Dollars (\$150.00) per month, payable on the tenth day of each and every month in advance. Rental for any part of a month at the beginning or end of this lease shall be prorated. It is agreed that lessee shall have the right to extend this lease for two (2) additional terms of five (5) years each on the same terms and conditions, except rental, which shall be at the rate hereinafter mentioned, by giving lessor written notice of its election to exercise this right of extension at least thirty (30) days before the expiration of the original term, or the expiration of the first five (5) year extension term. The rental during said two (2) five (5) year extension periods shall be One Hundred Fifty Dollars (\$150.00) per month, payable on the tenth day of each and every month in advance, and an additional sum equivalent to One Cent (1¢) per gallon on the total deliveries to said premises of That Good Gulf Gasoline, No-Nox Gasoline, Traffic