

rental shall in no event be less than One Hundred and no/100 (\$100.00)Dollars and shall be paid for each successive monthly period hereafter in the following manner: that the sum of One Hundred (\$100.00)Dollars the guaranteed rental shall be paid on the 15th day of each month hereafter in advance, and that the computation of one cent per gallon over and above the sum of One Hundred Dollars shall be paid on the 15th day of the month following the sale thereof of said gasolines during any monthly period and likewise to be paid on the 15th day of each and every month thereafter, with payments to commence on the guaranteed rental of One Hundred and no/100 Dollars as of August 15, 1959 and with payments of said rent per gallon over and above said One Hundred Dollars to commence on the 15th day of September, 1959, should there be any due, and each month thereafter on the same day of each successive month in any month which same should be due, it being understood and agreed that the lessee does hereby bind itself to the rental terms for a period of five (5) years for a rental of not less than Six Thousand (\$6,000.00)Dollars.

4. The lessor agrees to pay, during the terms of this lease, all taxes and assessments of every kind and description that may be lawfully levied against the land and improvements thereon. The lessor further agrees to maintain, during the period of this lease, fire and extended coverage insurance upon the building hereby leased.

5. The lessee covenants and agrees that it will pay all license, taxes and other taxes in the operation of the business to be operated upon said leased premises.

6. The lessee reserves the right and privilege, after the payment of the rent to the expiration of this lease, of removing any and all trade fixtures, furniture, equipment and other fixtures of a similar nature purchased by the lessee or which may be

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