

2. Lessor agrees to completely build and construct, at his own cost, in accordance with plans and specifications furnished by The Atlantic Refining Company, a service station with two bays and paved driveways, the total improvements not to cost in excess of Twenty Thousand and no/100 (\$20,000.00) Dollars. The service station to be erected is designated as A. R. No. 59 by The Atlantic Refining Company. Lessor agrees to complete said improvements with all reasonable speed.

3. Lessee agrees to furnish and install all equipment required for the operation of a modern service station with the understanding and agreement that said equipment shall at all times remain the property of the Lessee, and that, upon the expiration or termination of this lease, Lessee shall have the right and privilege of removing all equipment, supplies and fixtures placed on the leased premises by the Lessee. At the end of the term of this lease, or any renewal thereof, the building on the leased premises shall remain the property of the Lessor.

4. The annual rental which Lessee agrees to pay Lessor shall be One Thousand Seven Hundred Ninety-Eight and 40/100 (\$1,798.40) plus 10% of the Lessor's cost (up to \$20,000.00) of the building and improvements. Rental shall be payable monthly and the first payment will be due one month after written acceptance of the improvements by the Engineering Department of The Atlantic Refining Company.

5. The Lessee shall have the option to lease the above described property for an additional period of ten (10) years for a monthly rental equal to \$25.00 per month more than will be paid during the original ten year term. If Lessee elects to exercise said option for an additional ten year term, Lessee shall give Lessor written notice of its intention at least ninety (90) days before the end of the original ten year term.

6. The Lessor agrees to keep the buildings and improvements on the demised premises in a reasonable and proper state of repair, except for any repainting which may be required or necessary, which repainting will be done by the Lessee.

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