

hereinabove described are completed and ready for occupancy and terminating on the corresponding date ten (10) years thereafter; the date on which said premises is so completed and ready for occupancy and on which the term hereof shall begin shall be endorsed in writing and signed by the parties hereto.

The Lessee shall have the option to extend the term hereof for two additional five (5) year periods upon the same terms and conditions as herein expressed, provided that the Lessee is not in default hereunder and provided that the Lessee gave to the Lessor written notice of its intention to so extend the term of this lease for the initial additional five (5) year period at least four (4) months prior to the end of the original ten (10) year period hereof, and written notice of its intention to so extend the term of this lease for a second additional five (5) year period at least four (4) months prior to the expiration of the initial five (5) year extension.

It is understood and agreed by and between the parties hereto if at any time during the term of this lease or any extension or renewal thereof, Lessor shall receive a bona fide offer to lease the demised premises for a term to begin subsequent to the present demised term or any extension or renewal thereof, and Lessor desires to accept such offer, Lessor shall immediately submit to Lessee a written copy of such offer with a full disclosure of all terms and provisions thereof and Lessee shall have thirty (30) days after receipt thereof in which to elect to lease said premises upon the same terms and provisions contained in such offer; provided, however, that if Lessee does not in any instance elect to lease said premises in accordance with the bona fide offer set forth immediately above, such failure in no way shall limit or affect the Lessee's right and option to extend this lease as provided in the preceding paragraph.

RENTAL

2. Lessee shall pay to Daniel Realty Corporation, P. O. Box 1511, Birmingham, Alabama, during the term of this lease or during any renewal or extension thereof a sum equal to one and one-half (1½) cents per gallon on the gross amount of all gasoline delivered to said premises by Lessee, said gross amount to be evidenced by the records of Lessee furnished within 10 days. The monthly period for