

which rentals shall be due and payable shall be calendar months. Such rentals shall be paid in arrears not later than the tenth (10th) day after the end of each calendar month. It is understood and agreed, however, that the said monthly rental shall in no event be less than Three Hundred (\$300.00) Dollars per month. In the event that the term of this lease shall not begin on the first day of a month the minimum monthly rental payment as hereinabove set forth for the first and last months of the term hereof and any extensions thereunder shall be prorated according to the number of days in each of said months to which the term hereof shall apply; provided, however, that no rentals shall accrue or become due or payable hereunder by the Lessee until the day on which the first delivery of gasoline is made to the premises, regardless of the date possession of said premises shall be delivered to Lessee; and Lessor does hereby waive any and all claims for rental accruing or to accrue hereunder prior to said date of delivery of gasoline.

3. Lessee shall use the premises solely for the purpose of maintaining and operating a service station thereon for the sale of gasoline, motor oils, and other automotive commodities and accessories generally used for automobiles and now commonly sold or handled by service stations. The Lessee shall not use the premises for any illegal purposes, nor in violation of any regulation of any governmental body, nor in any manner create any nuisance or trespass, nor in any manner to vitiate the insurance or increase the rate of insurance on the premises.

Lessee agrees not to place, or cause, or allow to be placed, any sign or signs of any kind whatsoever at, in, or about the entrances of The Daniel Building, except in or at such place or places as shall be indicated and consented to in writing by the Lessor; and the Lessee shall not paint or write any inscription, figures, or letters or affix, attach, or exhibit any signboards or other notices of trade or business on the exterior walls of the premises hereinabove described without the prior written consent of the Lessor.

PERSONALTY OF LESSEE

4. It is understood and agreed that the Lessee shall furnish,