

The Lessees agree to pay to the Lessors a rental of Eleven Thousand One Hundred and No/100 (\$11,100.00) Dollars payable at the rate of One Hundred Eighty Five and No/100 (\$185.00) Dollars per month monthly in advance, the first monthly payment of rental to be made on the seventh day of August, 1967, and the same amount on the seventh day of each and every month in the life of the Lease.

The Lessors hereby grant and extend to the Lessees the right and option of extending the within Lease for two additional terms of one year each upon the same terms and conditions as the within Lease with the exception that the rental for each of said one year terms shall be Three Thousand and No/100 (\$3,000.00) Dollars payable at the rate of Two Hundred Fifty and No/100 (\$250.00) Dollars per month monthly in advance. In the event the Lessees elect to exercise their option for either or both of said one year terms, they shall do so by notifying the Lessors at least 60 days prior to the expiration of any prior term.

The Lessees agree to use said premises only for the operation of a general service station business.

The Lessees agree to take said premises in their present condition and to maintain the same at their own expense in a good and reasonable state of repair and to surrender the same at the expiration of the term hereof or renewal hereof in as good condition as they now are, reasonable wear and tear excepted. If the Lessees shall fail so to maintain the premises, the Lessors may enter and perform such maintenance and charge the cost thereof to the Lessees. The Lessors agree to pay all ad valorem taxes on the property and to carry such fire and extended coverage insurance as they in their discretion deem desirable.

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