

ings and improvements have been completed. Lessee shall pay to lessor during said fifteen (15) year term a monthly rental of Four Hundred Dollars (\$400.00) payable on the tenth (10th) day of each and every month. The lessee further agrees to pay an additional sum equivalent to 1¢ per gallon on the total deliveries to said premises of Gulftane gasoline, Good Gulf gasoline, No-Nox gasoline and other motor fuels delivered to said premises in excess of 390,000 gallons per year. At the end of each annual term the lessee will compile a statement of its deliveries for said year and in the event its deliveries exceed 390,000 gallons for said year, then the lessee shall pay 1¢ per gallon on each gallon in excess thereof. The records of the lessee as to deliveries shall be conclusive. Any sum due under this provision shall be payable within a reasonable time after the end of each annual term.

Lessee shall have the right and option to extend this lease for one (1) additional term of five (5) years on the same terms and conditions except that rental shall be at the rate of Four Hundred Fifty Dollars (\$450.00) per month plus 1½¢ per gallon on deliveries of said products to said premises in excess of 390,000 gallons per year, calculated as and payable as stated above and in the event this lease is so extended, then lessee shall have the right and option to extend this lease for a second term of five (5) years on the same terms and conditions except that rent shall be at the rate of Five Hundred Dollars (\$500.00) per month for the second optional five (5) year term plus 1½¢ per gallon on deliveries of said products to said premises in excess of 390,000 gallons per year, calculated as and payable as stated above. Said options may be exercised by written notice to lessor from lessee at least thirty (30) days before the expiration of the then current term, and thereupon this lease shall be extended for the term or terms specified in said notice without further action on the part of the parties hereto.

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