

2.7 In the event Area G shall be added to the Demised Premises at the election of Tenant as aforesaid, Area G may be utilized solely for retail sales of gasoline, oil and such other items as are frequently sold in gasoline stations; but there shall be no facilities in said Area G for lubrication, oil changes or repairs; and Area G may contain no structures other than an island-type gasoline station facility consisting of gasoline islands and pumps, a one story building (which building shall cover not more than one hundred square feet of ground area), and a sign for said facility only (which sign shall not exceed twelve feet in height above the ground). Landlord makes no representation that the rights granted to Tenant for Area G shall be permitted by the proper authorities having jurisdiction; and any permits for such use shall be obtained by Tenant at its own cost and expense. Landlord, however, shall cooperate with Tenant in Tenant's efforts to obtain the necessary permits. All improvements in Area G shall be at Tenant's sole cost and expense, including the cost of providing curb cuts to said Area G from any contiguous street, if Tenant desires such curb cuts and if such curb cuts are permitted by the appropriate governmental authorities. There shall be no additional minimum rent for Tenant's use of Area G; however, the amounts of all sales made in, upon or from Area G shall be counted as sales made in, upon, from the Demised Premises for the purpose of determining percentage rent payable by Tenant pursuant to the provisions of Articles 7.

4.1 The original term of this lease shall be a period of twenty-five (25) years and a fraction of a month commencing on the Commencement Date (hereinafter defined) and terminating on the last day of the 300th month following the month during which the Commencement Date occurs (except that if the Commencement Date shall be the first day of a month the original term shall be exactly twenty-five years); . 1

4.2 Tenant shall have the right, at its election, to extend the original term of this lease an extension period of five (5) years commencing upon the expiration of the original term or the original term as previously extended pursuant to the third sentence of this Article 4.2, provided that Tenant shall give Landlord notice of the exercise of its election at least twelve (12) months prior to the expiration of the original term, or the original term as previously extended, as the case may be. Tenant shall have the right, at its election, to extend the original term as previously extended pursuant to the first sentence of this Article 4.2, three additional extension periods of five (5) years each, each commencing upon the expiration of the original term as previously extended, provided that Tenant shall give Landlord notice of the exercise of its election at least twelve (12) months prior to the expiration of the original term as previously extended. In addition, Tenant shall have the further right, at its election, to extend the original term, or the original term as it may have been previously extended as aforesaid, an extension period of a fraction of a year ending upon the January 31st next following the expiration of the original term, or the original term as previously extended, as the case may be, provided that Tenant shall give Landlord notice of the exercise of its election at least twelve (12) months prior to the expiration of the original term or the original term as previously extended, as the case may be. The expression "the original term" means the period described in Article 4.1 as the original term. Prior to the exercise by