

Option  
Renewals

4. Landlord hereby grants Tenant options to make three (3) successive renewals of this lease of five (5) years each on the same terms and conditions, except as provided Rental below, the first of such renewal periods to commence at the expiration of the original term. In order to exercise each successive option, Tenant shall give Landlord not less than sixty (60) days notice prior to the end of the then existing term of renewal, and on the giving of such notice the renewal shall be deemed effective without the necessity of any further act or instrument. Landlord, however, covenants to execute upon request such instruments as Tenant may require by way of further assurance.

Upon the exercise of the first five (5) year renewal term, the rental shall be increased/ (decreased) by the aggregate change in the cost of living index during the term of the original lease, but in no case will any increase exceed an amount equal to \$500.00 per month. For the second five (5) year option, the rental shall be increased/(decreased) by the aggregate change in the cost of Living index during the term of the first option, but in no case shall any increase exceed an amount equal to \$250.00 per month. For the third five (5) year option which is the last renewal option, the rental shall be increased/ (decreased) by the aggregate change in the cost of living index during the term of the second option, but in no case shall any increase exceed an amount equal to \$250.00 per month.

Use of  
Premises

5. Premises shall be used as a service station for the sale of petroleum products and food and beer, including fried chicken, or any other use

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