

or a proportionate amount for any fraction of a month; provided, however, that no rentals hereunder shall begin except as provided for in Paragraph IV below.

IV. Lessors agree to construct or cause to be constructed or installed on said premises at their own cost and expense a Three Bay Crown type drive-in gasoline filling and service station in accordance with plans and specifications hereto annexed and made part hereof. Said service station shall be deemed completed when Lessee's Engineer of Buildings shall have inspected and approved the same and shall have issued his acceptance thereof to Lessors in writing, and Lessee shall have been placed in actual possession. It is understood and agreed that in the event Lessee is not placed in actual possession pursuant hereto on or before the *31st* day of *July* *1956*, this Lease shall, at the option of Lessee, be and become null and void, *with* *ASL* *as* without liability of Lessee to pay rent or perform any acts hereunder.

V. Lessors agree to install in operating condition at Lessors' sole cost and expense the items of equipment listed in Schedule "A" which is hereto attached and made part hereof. It is understood and agreed that Lessee shall furnish the foregoing equipment to Lessors for installation except that Lessors shall furnish all of the necessary electrical wire, conduits, pipe, fittings and other material. All equipment furnished by Lessee hereunder shall remain the property of Lessee and may be removed by Lessee at any time.

VI. Lessors hereby grant unto Lessee, its successors and assigns, the following options to renew this Lease:

(a) An option to renew this Lease for a further term of five (5) years next succeeding the original term of this Lease, at and for the rental during such renewal term of Four Hundred Dollars (\$400.00) per month, payable in the same manner as provided in the original term of this Lease.

(b) A further option to renew this Lease for an additional term of five (5) years next succeeding the first renewal term above mentioned at and for the rental during such renewal term of Four Hundred Dollars (\$400.00)