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Said premises are leased for the purpose of the sale and storage thereon of gasoline, petroleum and petroleum products, and at lessee's option for the conduct of any other lawful business thereon.

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It is understood and agreed that the lessor will make certain improvements on said premises at lessor's own expense, including the placing of a porcelain enamel on the front, one side and canopy, modernize the sales room, modernize both rest rooms and make miscellaneous additional improvements to the structure, all at an estimated cost of Four Thousand Two Hundred Fifty Dollars (\$4,250.00). These improvements shall be installed by the lessor in accordance with plans and specifications approved by the lessor and lessee in writing. The work in connection with the making of such improvements shall commence promptly after the complete execution of this lease by all parties and shall be completed within a reasonable time thereafter. The term of this lease shall commence when said improvements are completed, which fact will be evidenced by a certificate of completion of the improvements by the contractor employed by the lessor, and the acceptance of said improvements by the lessee in writing so that the term of this lease shall commence on the date to be determined as above by delivery of certificate of completion of the improvements and by the acceptance of said improvements by the lessee in writing, and shall run for a term of ten (10) years thereafter.

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During the term of this lease agreement, or any extension thereof, the lessee agrees to pay to the lessor a rental of One Hundred Fifty Dollars (\$150.00) per month, payable on the tenth (10th) day of each and every month in advance.

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