

part hereof, completing same on or before the 1st day of June, 1968.

2. That the truck service building and appurtenances shall be included as a part of the leased premises covered by the basic lease.

3. Upon completion of said truck service building by the LESSOR on or before the 1st day of June, 1968, and written acceptance of same by the LESSEE, during the initial term of the basic lease and extensions thereof, LESSEE will pay to LESSOR an additional annual rental of NINETEEN THOUSAND TWO HUNDRED SIXTEEN DOLLARS (\$19,216.00), applicable to the truck service building and appurtenances, payable in the same manner as provided in the basic lease.

4. That the initial lease terms are changed

- a. by deleting the words "16th day of August" wherever they appear in the basic lease and substituting in lieu thereof the words "1st day of October;"
- b. by deleting the words "15th day of August" wherever they appear in the basic lease and substituting in lieu thereof the words "30th day of September;"
- c. by deleting the words "(from August 16, 2002 to August 15, 2007)" wherever they appear in the basic lease and substituting in lieu thereof the words "(from October 1, 2002 to September 30, 2007)"; and
- d. by deleting the words "(from August 16, 2007 to August 15, 2012)" wherever they appear in the basic lease and substituting in lieu thereof the words "(from October 1, 2007 to September 30, 2012)."

5. That during any and all extensions of the basic lease, LESSEE shall pay that portion, if any, of Real Estate Taxes assessed against the truck service building and appurtenances that may exceed ten per cent (10%) of the aforesaid additional annual rental, such payment to be applicable and payable in accordance with a similar provision contained in the fifth and sixth renewal options of the basic lease.

6. That LESSEE will maintain and keep in good repair solely at its expense the building, interior and exterior pavement, fences, if any, and

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