

is to be computed, and such additional or excess rental, if any, shall be paid between the 10th and 15th days of the next succeeding month thereafter of each year of this lease after the expiration of each monthly period.

The Lessee agrees that on or before the 10th day of each and every month during the term of this lease, it will furnish to the Lessor a full and complete statement showing all gasoline and diesel motor fuel delivered to the service station on the leased property for the preceding month. The Lessee further agrees to keep or cause to be kept such records as will accurately show the number of gallons of gasoline and diesel motor fuel delivered to the service station upon the above described property, and will permit the Lessor, or his agents, to inspect such records at any time and from time to time, during business hours, when the Lessor desires to do so.

-III-

If default is made in the payment of any sum, or sums, due hereunder or of any of the covenants and conditions set forth in this lease, and if such default shall continue for a period of thirty (30) days, then the Lessor may at his sole option terminate this lease, and may enter upon said premises and expel and remove the Lessee and any other persons therefrom and hold and occupy the same free from any claim on the part of the Lessee.

-IV-

The Lessee agrees that during the term of this lease, it will paint the interior and exterior of the building to be constructed on said property when necessary, but in any event, at least every three (3) years. The Lessee further agrees that it will promptly repair at its own cost, or expense, any damage to the plumbing system, that may be caused by negligence, carelessness or abuse of the Lessee, its guests, customers, servants or agents. Any repair that may become necessary due to normal wear and tear shall be done by the Lessor.

The Lessor shall, at his own expense, maintain and keep in good repair the roof, sidewalks and any other structural repairs that may be necessary.