

3. That the Lessee does hereby agree to pay to the Lessors for the land herein demised, as a base rental therefor, the sum of Two Hundred (\$200.00) Dollars, per month, in advance. The rent for each calendar month shall be due and payable on the 1st day of said month.

4. That the Lessors do hereby agree to perform the work and furnish the materials as outlined in a proposal of George A. Mullinix, dated June 20, 1957, which agreement has been approved and initialed by Walter W. Goldsmith and E. D. Fleenor. It is estimated that said work will cost approximately Seven Thousand Five Hundred (\$7500.00) Dollars. In addition to the base rental as is provided in paragraph 3 hereof the Lessee does hereby agree to pay an additional rental of Eleven and 11/100 (\$11.11) Dollars for each One Thousand (\$1000.00) Dollars for the cost of said construction. All payments due under this paragraph shall be due and payable as is set forth in paragraph 3 hereof and shall be in addition to the base rental of Two Hundred (\$200.00) Dollars per month. Such payment shall begin when the work shall have been substantially completed.

5. The Lessee does hereby covenant and agree that it will use said premises for the purpose of conducting thereon a retail and wholesale gasoline and oil business, or any other related business. Lessee shall have the right to sublet all or any part of the leased premises, but in so doing shall not in any manner be relieved of its obligation to perform any of the covenants and agreements herein contained.

6. In the event the Lessee, its successors or assigns, shall be adjudicated bankrupt, insolvent according to law or shall file a voluntary petition in bankruptcy, or if any payment of rent

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