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Said premises are leased for the purpose of the sale and storage thereon of gasoline, petroleum and petroleum products, and with the written consent of the owner of the land and of the lessor for the conduct of any other lawful business thereon.

- 3 -

The term of this lease is for five years commencing on the 5<sup>th</sup> day of December, 1965, and ending on the 30<sup>th</sup> day of November, 1970. The lessee shall have the right to extend this lease for one (1) additional term of five (5) years on the same terms and conditions including rent by presenting lessor with written notice of its election to exercise this right of extension at least thirty (30) days before the expiration of the original term.

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The lessee agrees to pay to the lessor a monthly rental of Three Hundred Fifty and no/100 Dollars (\$350.00), payable on the tenth day of each and every month. The lessee further agrees to pay an additional sum equivalent to  $1\frac{1}{4}\phi$  per gallon on the total deliveries to said premises of Gulf Crest Gasoline, That Good Gulf Gasoline, No-Nox Gasoline, Gulftane Gasoline and other Gulf motor fuels delivered to said premises in excess of 300,000 gallons per year. At the end of each annual term the lessee will compile a statement of its deliveries for said year and in the event its deliveries exceed 300,000 gallons for said year, then the lessee shall pay  $1\frac{1}{4}\phi$  per gallon on each gallon in excess thereof. The records of the lessee as to deliveries shall be conclusive. Any sum due under this provision shall be payable within a reasonable time after the end of each annual term.

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