

normal business hours with reference to the purchase and use of fuel and gasoline and agrees to furnish on a monthly basis with the payment of the additional rental for gallonage, duplicate copies of all fuel and gasoline purchase invoices; authorization is herewith extended to all fuel and gasoline suppliers to furnish duplicate copies of said fuel and gasoline delivery receipts and invoices to the Landlord. The Tenant agrees to pay to the Landlord the additional rental based upon gallonage, as herein set forth, on or before the 10th day of the month following the month in which such aviation fuel and gasoline, including jet fuel, was disbursed by Tenant.

Should the Landlord's policy be revised as to charges made to or for certified commercial air carriers, then the Landlord and Tenant agree to undertake further negotiations relating to the gallonage charges made against disbursement of fuel by Tenant insofar as such certified commercial air carriers may be concerned.

3. It is agreed that the leased premises shall be used for the purposes of conducting the business of a general aviation fixed-base operator, which shall consist of the right (a) to sell and service airplanes, (b) stock and sell airplane parts, (c) stock and sell aeronautical supplies, and aviation-related gift items, both wholesale and retail, subject to the agreement of the parties that any sale item determined to be objectionable by Landlord shall be removed by Tenant upon five days written notice to Tenant. The Tenant is also granted the right to maintain and sell petroleum products for aircraft and to provide tie-down, hangar storage and engage in maintenance and avionic service, including the sale of avionic parts and equipment for aircraft. Tenant shall have the right to rent automobiles to Tenant's aviation customers in connection with their aviation activities at the airport. Tenant shall have the right to furnish a full-time FAA-certified flight instructor

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