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Said premises are leased for the purpose of the sale and storage thereon of gasoline, petroleum and petroleum products, and at lessee's option for the conduct of any other lawful business thereon.

- 3 -

The term of this lease is for twelve (12) years and three (3) months, commencing on the 1st day of September, 1951 and ending on the 30th day of November, 1963.

- 4 -

13.

During the first two (2) years and three (3) months of this lease agreement from September 1, 1951 through November 30, 1953, the lessee agrees to pay to the lessor, a rental of One Hundred Seventy Five (\$175.00) dollars per month, payable on the 10th day of each and every month in advance, and for the remainder of the term of this lease agreement or any extension thereof, the lessee agrees to pay to the lessor, a rental of Two Hundred and Twenty Five (\$225.00) Dollars per month, payable on the 10th day of each and every month in advance.