

(b) A further option to renew this Lease for an additional term of five (5) years next succeeding the expiration of the first renewal term above mentioned at a basic rental of Two Hundred Fifty Dollars (\$250.00) per month plus an additional rental at the rate of \$.01 per gallon for each gallon of gasoline in excess of 25,000 gallons delivered by Lessee to the demised premises each month for resale therefrom, said basic and additional rentals to be payable as provided in Paragraph III hereof.

(c) A further option to renew this Lease for an additional term of five (5) years next succeeding the expiration of the second renewal term above mentioned at a basic rental of Two Hundred Fifty Dollars (\$250.00) per month plus an additional rental at the rate of \$.01 per gallon for each gallon of gasoline in excess of 25,000 gallons delivered by Lessee to the demised premises each month for resale therefrom, said basic and additional rentals to be payable as provided in Paragraph III hereof.

If Lessee shall exercise the above options to renew, or any of them, it shall do so by written notice to Lessors not less than Ninety (90) days prior to the expiration of the original term or any renewal term hereof, as the case may be.

It is understood and agreed that in the event Lessee shall exercise the options herein granted to renew this Lease, all the other terms, covenants, conditions and agreements herein contained which were effective during the original term hereof shall remain in full force and effect during such renewal term.

IX. Lessee shall during the term of this Lease or any renewal thereof pay the water rent, all charges for electric current used on the demised

premises and the taxes on removable personal property belonging to Lessee. Lessors shall, during the term or any renewal of this Lease, pay all taxes and assessments on the demised premises and the taxes on the removable personal property not belonging to Lessee.