

- 5 -

default, the Lessor shall give to the Lessee ten (10) days written notice by registered mail, return receipt requested, of said default and its election to terminate the lease and accelerate the payments thereunder, provided further, however, that Lessee shall have during said ten-day period the right and privilege to pay said rental, taxes or assessments in default, and upon such payment, this lease shall thereupon continue in full force and effect as if no default had occurred.

b. In the event that it shall be or become unlawful to sell, store or handle petroleum products, automobile accessories and similar goods, wares and merchandise on the demised premises, or to erect, operate or maintain thereon a filling or service station and/or other buildings and equipment necessary or convenient for the sale, storage or handling thereof, this lease shall automatically terminate thereunder without notice and both Lessor and Lessee shall be relieved from any further obligation.

RENEWAL

12. a. This lease and all the pertinent provisions thereof shall be automatically renewed for a period of five (5) years, eleven (11) years from the effective date hereof unless the Lessee notifies the Lessor by registered mail sixty (60) days prior to the expiration of said ten (10) year period of its intent to cancel this lease.

b. In the event said lease is continued for said five (5) year period, this lease and all the pertinent provisions thereof shall be automatically renewed for an additional period of five (5) years, ^{R2M SIXTEEN (16) years} ~~eleven (11) years~~ from the effective date hereof unless the Lessee notifies the Lessor by registered mail sixty (60) days prior to the expiration of said fifteen (15) year period of its intent to cancel this lease.