

lease upon the same terms for an additional five (5) year period.

II.

The Lessor agrees, at his expense, to build one concrete block wash rack 26 feet x 28 feet, and to make an addition to the present building in accordance with plans and specifications prepared by J. W. Loggins and hereby approved by the Lessor and Lessee.

III.

The Lessee agrees to pay rent for the said premises as follows: The sum of One Hundred Dollars (\$100.00) per month, payable in advance not later than the 15th day of each and every month, beginning on the date that the Lessor completes the building, driveway and wash rack as above provided for. The Lessee agrees to pay an additional rental of one cent (1¢) per gallon for each gallon of gasoline and Diesel Motor Oil in excess of 10,000 gallons per month, which the Lessee may deliver to the Service Station on the above property, during the month for which said rental is to be computed, and such additional or excess rental, if any, shall be paid between the 10th and 15th days of the next succeeding month thereafter of each year of this lease after the expiration of each monthly period.

The Lessee agrees that on or before the 10th day of each and every month during the term of this lease, it will furnish to the Lessor a full and complete statement showing all gasoline and diesel motor fuel delivered to the service station on the leased property for the preceding month. The Lessee further agrees to keep or cause to be kept such records as will accurately show the number of gallons of gasoline and diesel fuel oil delivered to the service station upon the above described property, and will permit the Lessor, or his agents, to inspect such records at any time and from time to time, during business hours, when the Lessor desires to do so.

IV.

If default is made in the payment of any sum, or sums, due hereunto or of any of the covenants and conditions set forth in this lease, and if such default shall continue for a period of