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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.

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The term of this lease is for ten (10) years commencing on the 1st day of May, 1955, and ending on the 30th day of April 1965. The lessee may enter upon said premises at any time after this lease has been executed for the purpose of constructing service station buildings and improvements, according to plans and specifications of the lessee.

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The lessee agrees to pay to the lessor a monthly rental of Fifty and no/100 Dollars (\$50.00), payable on the tenth (10th) day of each and every month. The lessee shall have the right to extend this lease for one (1) additional term of ten (10) years on the same terms and conditions except rent, which for said optional ten (10) year term shall be at the rate of Two Hundred Fifty and no/100 Dollars (\$250.00) per month, payable on the 10th day of each and every month, by giving lessor written notice of its election to exercise this right of extension at least thirty (30) days before the expiration of the original term. The lessee further agrees to pay an additional sum equivalent to 1 1/2¢ per gallon on the total deliveries to said premises of That Good Gulf Gasoline, No-Nox Gasoline, Traffic Gasoline and other Gulf Motor Fuels delivered to said premises in excess of 300,000 gallons per year. At the end of each annual term the lessee will compile a statement of its deliveries for said year, and in the event its deliveries exceed 300,000 for said year, then the lessee shall pay 1 1/2¢ per gallon on each gallon in excess thereof. The records of the lessee as to deliveries shall be conclusive. Any sum due under this provision shall be payable within a reasonable time after the end of each yearly term.