

TO HAVE AND TO HOLD the above described premises, together with the exits and entrances and appurtenant passageways, unto the Lessee for and during the term of ten (10) years beginning on July 30<sup>th</sup>, 1960.

II.

The Lessee does hereby agree to pay unto the Lessor for and during the term of this Lease Thirty-Five Dollars per month, due and payable on the 1st day of each and every month, in advance. The Lessee further agrees that all utility bills shall be the sole responsibility of the Lessee.

It is further understood and agreed that the Lessee is hereby granted an option to renew this lease for a period of 10 years, to begin at the expiration of 10 years from this date, or the completion of the building upon the adjacent lot by the Lessee. (See below II-A) \*

III.

The Lessee agrees that all maintenance of the premises shall be the sole responsibility of the Lessee. The Lessor agrees that she will maintain the expense of taxes on the land only.

IV.

It is expressly understood and agreed by the parties hereto that the Lessee shall have the express right to sub-let or to assign this Lease to any person, persons or corporation, for which the consent of the Lessor is not necessary. However, it is expressly understood by the Lessor hereto that the premises shall be used as a filling station and for no other purpose without the written consent of the Lessor herein.

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\* II-A

The rental to be agreed upon for the option period and all negotiations shall be made through the real estate firm of Leslie & Shaw, Inc.

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