

installments on or before the 15th day of each calendar month, with each installment to be computed upon the number of gallons of gasoline so sold during the next preceding calendar month, as shown by books of Party of the Second Part, provided, however, that the minimum monthly rental to be paid hereunder by Party of the Second Part is Forty and No/100 (\$40.00) Dollars per month.

Upon the expiration of the term hereof this lease shall automatically renew itself for an additional period of five (5) years from September 30th, 1964, upon the same terms and conditions as herein contained unless the Party of the Second Part gives written notice to the Party of the First Part that it does not desire for such renewal term to go into effect or unless Party of the First Part gives written notice to Party of the Second Part that she does not desire that said renewal term go into effect, such notice to be given at least 30 days prior to the expiration of the term hereof.

The Party of the First Part covenants for the Party of the Second Part the quiet enjoyment of said premises for the said term and that if the buildings situate upon said premises shall be so injured by fire as to render them untenable, this Lease shall be determined. There is now a driveway leading from Highway No. 20-A in an easterly direction across said premises, which driveway leads to the residence of the Party of the First Part and it is understood that the Party of the First Part shall have the right and privilege of using said driveway for the purpose of ingress and egress to her residence during the term hereof or during any renewal term hereof.

The Party of the Second Part covenants to pay the rent in the manner above stated and that it will leave the premises in good repair, necessary wear and tear accepted, and upon expiration of said term, namely on the 30th day of September, 1964, or upon the termination of any renewal term hereof, without any notice requiring it so to do, it will deliver the said premises to the Party of the First Part, her agent or assigns, quietly and peaceably, and Party

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