

and assigns, for and during the term of Five (5) years, commencing on October 1, 1962 and ending on the 30th day of September, 1967.

3. The Lessee hereby agrees to pay to the Lessor for said leased premises the following rental:

(a) A rental of Six Thousand and No/100 (\$6,000.00) Dollars, payable in installments of \$100.00 per month in advance on the 1st day of each and every calendar month during said term, and said rental is hereinafter for convenience called "FIXED RENT".

(b) In addition to said "fixed rent", hereinabove stipulated, the Lessee further agrees to pay to the Lessor the sum of one-half cent ($\frac{1}{2}\text{¢}$) per gallon for each and every gallon of gasoline sold at the filling station located on the property herein described. The said Lessee agrees to calculate the amount due the Lessor for said gasoline sold at the end of each and every month and shall make payments to the Lessor in accordance with said calculation at the end of each and every calendar month. The Lessee further agrees that the Lessor shall have the right to examine the record of sales at the filling station herein leased, if she so desires at the end of any given month.

4. The Lessor further agrees with the Lessee that at the expiration of this Lease, the Lessee shall have the Option to renew this Lease for an additional five (5) years, if they so desire, commencing on October 1, 1967 upon the same terms and conditions as herein contained, upon the Lessee giving

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