

parallel to White Horse Road, and running along the rear of said storage room. This sub-lease not only covers the land as described but, in addition thereto, all improvements situate thereon, including all equipment, tanks, etc.

TO HAVE AND TO HOLD the above-described premises, together with the exits and entrances and pertinent passageways into the Sub-Lessee, for and during the term of two (2) years, with the option extended to the Sub-Lessee for an additional term of three (3) years. In the event the Sub-Lessee should exercise such three-year option, it must notify the Sub-Lessor at least thirty (30) days prior to the termination of the original two-year term.

(2) The Sub-Lessee agrees to place an operator at said station and premises and to operate the same in a diligent and efficient manner and to pay unto the Sub-Lessor as rental one and one-half ( $1\frac{1}{2}$ ) cent for every gallon of gasoline pumped from said location and to make settlement to the Sub-Lessor on the first day of each and every month during the life of this lease and/or the renewal thereof. There is no minimum guarantee nor is there any limit insofar as maximum is concerned, that is to say, the Sub-Lessee will pay unto the Sub-Lessor one and one-half ( $1\frac{1}{2}$ ) cent per gallon for each gallon of gasoline sold from said location.

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