10th day of the next succeeding month, provided, however, that
in no event shall the rental be less than Twenty-four Hundred
Dollars ($2,400.00) a year. During the term of this lease, Tenant
will keep, in accordance with sound accounting practices, such
records as are reasonably necessary and proper to reflect all
sales of gasoline which would enter into a determination of the
rents under the terms of this lease. Within ten (10) days after
the expiration of each monthly period and when the rental is paid,
Tenant will furnish Landlord a written statement verified by the
Tenant, setting forth the amount of gasoline sold in the preceding
month. If, at the expiration of the first "lease year" or any
succeeding "lease year", the total of the monthly payments for that
"lease year", based on one and one-half cents a gallon, does not
total Twenty-four Hundred Dollars ($2,400.00), the Tenant shall
within ten (10) days after the close of said "lease year" pay to
the Landlord the difference between the total of the monthly pay-
ments for the preceding twelve (12) months and Twenty-four Hundred
Dollars ($2,400.00). If, at any time during the term of this
lease, the Tenant shall offer for sale on the premises any other
fuel or substance as a substitute for gasoline in the operation
of automobiles, trucks or other motor vehicles, then the Landlord
and the Tenant shall first agree upon a reasonable percentage
to be paid the Landlord in lieu of the amount it would have received
on the sale of gasoline.

    (2) Tenant agrees to operate and keep open for
sales its service station on the leased premises not less than
eighteen (18) hours a day, seven (7) days a week, legal holidays ex-
cepted. It is recognized that at times closing of the station may
be necessary due to illness of the operator or due to a change of
operators. Landlord agrees that a reasonable period, not to exceed
two (2) weeks in any single "lease year", will be allowed as an
exception to the eighteen (18) hours a day, seven (7) days a week
open provisions of this contract, where such closing is due to the