

3. Upon completion of said paving and removal of the utility pole guy wire and upon completion of said additional service bay by lessors, which fact is to be evidenced by a Certificate of Completion signed by the Contractor employed by the lessors, and upon acceptance of these improvements by lessee in writing, it is agreed by the parties hereto that paragraph numbered four of said Lease Agreement, dated March 17, 1956, shall be deleted therefrom and the following paragraph be inserted in its place:

"During the original term of this Lease and the extension term herein created, the lessee agrees to pay to the lessors a rental of Three Hundred Eighty-Seven and No/100 Dollars (\$387.00) per month, payable within ten days after the end of each month. The lessee further agrees to pay an additional sum equivalent to One and One-Fourth Cents (1-1/4¢) per gallon on the total deliveries to said premises of Gulf Crest Gasoline, That Good Gulf Gasoline, No-Nox Gasoline, Traffic Gasoline and other Gulf Motor Fuels delivered to said premises in excess of 300,000 gallons per year. At the end of each annual term the lessee will compile a statement of its deliveries for said year, and in the event its deliveries exceed 300,000 gallons for said year, then the lessee shall pay One and One-Fourth Cents (1-1/4¢) per gallon on each gallon in excess thereof. The records of the lessee as to deliveries shall be conclusive. Any sum due under this provision shall be payable within a reasonable time after the end of each annual term. The payment of rental specified herein shall commence with said acceptance by lessee and shall terminate September 6, 1976. In the event the lessors should, during the original term of this Lease, or the extension term herein created, receive one or more offers to lease said premises for a period of time beyond the termination of this Lease, such offer shall first be communicated to lessee and lessee shall have the right and option to extend this Lease for the period of time and at the rental contained in said offer, exercisable at any time within thirty (30) days after receipt of said notice."

Except as herein amended, said Lease Agreement, dated March 17, 1956, shall remain unchanged in all other respects.