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Said premises are leased for the purpose of the sale storage thereon of gasoline, petroleum and petroleum products, and at lessee's option for the conduct of any other lawful business thereon.

- 3 -

The term of this lease is for 12 years 7 months commencing on the 20th day of March, 1965, and ending on the 19th day of October, 1977.

- 4 -

The lessee agrees to pay to the lessor a monthly rental of Six Hundred Fifty and No/100 Dollars (\$650.00), payable on the tenth day of each and every month. The lessee further agrees to pay an additional sum equivalent to  $1\frac{1}{2}\text{¢}$  per gallon on the total deliveries to said premises of Gulf Crest Gasoline, That Good Gulf Gasoline, No-Nox Gasoline, Gulftane Gasoline and other Gulf motor fuels delivered to said premises in excess of 500,000 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 500,000 gallons for said year, then the lessee shall pay  $1\frac{1}{2}\text{¢}$  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 yearly term.

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