Lessee shall have the right and option to extend this lease for three (3) additional terms of five (5) years each on the same terms and conditions, by giving lessor written notice of its election to exercise this right of extension at least thirty (30) days prior to the expiration of the original ten (10) year term, or any renewal or extension thereof.

SPECIAL PROVISIONS

During the original term of this lease and any renewals or extensions thereof, the lessee further agrees to pay an additional sum equivalent to 1¢ per gallon on the total deliveries to said premises of Gulftane gasoline, Good Gulf gasoline, No-Nox gasoline and other Gulf motor fuels delivered to said premises in excess of 27,500 gallons per month. At the end of each month the lessee will compile a statement of its deliveries for said month, and in the event its deliveries exceed 27,500 gallons for said month, then the lessee shall pay 1¢ 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 monthly term. Eight elevenths (8/11ths) of said rent shall be allocated to the lease of Parcel #1 described herein and three elevenths (3/11ths) shall be allocated to the lease of Parcel #2 herein described. Subject to this lease becoming a prior encumbrance of record on the said premises, and subject to all of the terms and conditions of this lease and provided this lease has not previously been made effective as herein provided, lessee agrees to pay rent to the lessors at the rate of Two Hundred Seventy Five and no/100 Dollars ($275.00) per month commencing one hundred twenty (120) days from the date hereof, and continuing until this lease has been made effective as herein provided or has been cancelled pursuant to any of the terms and conditions herein contained. No rent shall accrue to the lessors until after the expiration of 120 days from the date all of said contingencies have been satisfied.