

3. It is further agreed that, upon the expiration of this Five (5) Year term, the Lessee shall have the OPTION to renew this Lease Agreement for an additional Five (5) Year period at a rental of not less than \$225.00 per month but this amount is to be adjusted upward if the economic conditions warrant an increase. If the parties cannot agree, at that time, to a reasonable increase of rent if economic conditions warrant it, then the right to renew shall be null and void.

4. It is further understood and agreed that if the Lessee desires to exercise its OPTION of renewing this Lease upon the expiration of five years, then said Lessee shall give to the Lessor a written notice of its intention to renew said Lease at least SIXTY (60) DAYS prior to the expiration hereof, setting forth its intention to renew said Lease.

5. It is understood and agreed that all the underground tanks, pumps and other heavy equipment purchased by and now in the name of the Lessor, are to remain on the premises at the expiration of this Lease or any renewal thereof and that this Lease, in nowise, vests any interest in the Lessee to said property.

6. The Lessee agrees to be responsible for the upkeep and maintenance of the entire building and premises herein leased including all equipment located thereon and it is distinctly understood and agreed that the driveways and building shall be kept in good repair at the Lessee's expense.

7. It is further agreed and made a part of the consideration hereof that the Lessee shall paint the building, both inside and outside, upon occupancy and the Lessee further agrees to repaint said building, inside and outside, every two years during the term of this Lease or any renewal thereof.

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