

on May 31, 1959, at a rental of Seventy-five (\$75.00) Dollars per month, payable by the lessee to the lessor on the first day of each month in advance. Provided, however, that the lessee, its successors or assigns shall have the right to extend the term of this lease as follows:

- (a) For an additional five year term at the monthly rental of \$100.00 per month, payable on the first day of each month in advance.

In the event the lessee, its successors or assigns elect to extend the term of the lease for the additional five year term, a written notice of such intention shall be given to the lessor, his heirs or assigns not less than 60 days prior to the termination of the first five year term.

3. The lessee does hereby agree to construct a one-story cement block, concrete floor building fronting on Camp Road, adapted for use as general filling station and retail petroleum products outlet, with plate glass front window, utility room, two toilets, and constructed with composition or tar and gravel roof. The said building premises are to be used by the lessee for the distribution of gas and petroleum products, and the handling of such accessories and such other proper use as is commonly or properly carried on in or about a progressive filling station establishment.

4. It is agreed by the lessee that it will complete the construction of said building as early as practicable and it is understood that the lessee contemplates operating in said building for the above mentioned purposes and the building and improvements are to be built on the property at the lessee's expense, which shall include in addition to the building, grading of the grounds and providing adequate drainage.

5. The lessee shall pay all water, light and power bills and shall keep the building in a proper state of repair during the term of this lease and at the conclusion of the term of this lease or any renewal thereof surrender possession thereof to the lessor, his heirs and assigns in as good condition as when erected, reasonable wear and tear and damage by the elements or other casualty excepted.