its option by giving written notice thereof to Lessor at any time within the term hereof. Unless Lessee shall surrender possession of the demised premises upon the expiration of the term hereof, or any extension or renewal thereof, this lease shall continue in full force and effect until terminated by either party at any time thereafter on thirty (30) days' written notice.

2. For each month during the term hereof, or any renewal or extension thereof, Lessee shall yield and pay rental for said premises, station and appurtenances in accordance with ~~xxxxxx~~ the following:

a. The sum of $325.00 per month; or

b. A sum equal to 1½ cents per gallon of all gasoline which shall be delivered by Lessee to said station and which shall be sold from and through said station during the month for which rental is to be computed, ~~xxxxx