

payable on or before the tenth (10th) day of each month during the term of this lease. The first rent payment will be due January 10, 1966.

3. The Lessee shall have the option to lease the above-described premises for an additional period of five (5) years commencing January 1, 1981, at a monthly rental of Two Hundred Seventy-Five and no/100 (\$275.00) Dollars per month. If the Lessee elects to exercise said option, the Lessee shall notify the Lessor in writing of its intention to exercise said option at least ninety (90) days before the expiration of the original fifteen-year term. Lessee shall also have an additional option to lease said premises for a further period of five years commencing January 1, 1986, at a monthly rental of ~~Three Hundred and no/100 (\$300.00) Dollars.~~ *RELL J.C.C. UPON RELL J.C.C. A FIGURE TO BE MUTUALLY AGREED*

4. Lessor agrees to pay all property taxes on the land leased to Lessee, and Lessee agrees to pay all property taxes on the building and other improvements placed upon the premises by Lessee.

5. All pumps, tanks, metal awnings and other equipment used in the operation of a gasoline service station shall always remain the property of the Lessee and that, at the expiration of the term or any renewal thereof, Lessee shall have the right and privilege of removing all equipment, supplies and fixtures of every kind and nature placed on the leased premises by the Lessee.

6. Lessee agrees to maintain the building or buildings which may be constructed on the leased premises in a proper state of repair, reasonable wear and tear, and damage by fire or other casualty excepted.

7. Lessor agrees that the driveways and other approaches to the demised premises will be kept open, and that said driveways and approaches may at all times be jointly used by Lessor and Lessee. *RELL J.C.C. BILLBOARDS OR OTHER SIGNS WILL NOT BE ERECTED BY THE LESSEE WITHOUT THE WRITTEN PERMISSION OF LESSOR. RELL J.C.C.*