

delivered to the service station located on said property in each calendar month during said period, provided, however, such sum shall in no instance be less than One Hundred Dollars (\$100.00) in any such month. Such rent to be paid on or before the 15th day of the calendar month following such delivery and the guaranteed rental for the first and last months of said period to be prorated. Said Lessee agrees to furnish Lessor on or before the 15th day of each calendar month during said period, with a full and complete statement showing all gasoline and diesel motor fuel delivered to said service station during the preceding month. Lessee further covenants and agrees to keep such records as will accurately show the number of gallons of gasoline and diesel motor fuel delivered to said station and that the Lessor, or its agents, shall have the right to inspect such records from time to time during business hours.

3. That it will not assign nor sublet the premises, in whole or in part, without the written consent of the Lessor. Provided, however, these restrictions shall not be construed as preventing the Lessee from entering into any lease for the operation of said station under its supervision and in keeping with its present practice as an outlet for its products.

4. That it will provide at its expense such heat, lights, and water as it may require.

5. That it will make all necessary repairs to said building, including painting, and the replacement of broken glass, reasonably necessary for the preservation and protection of the property or necessary to keep in first class usable condition. That it will care for all ordinary plumbing and electrical repairs, it being understood that any extraordinary expense in this respect will be the responsibility of the Lessor, and that at the expiration of this lease, it will deliver up the premises in as good condition as they shall be at the beginning, reasonable wear and tear alone excepted.