

Hundred Fifty Dollars (\$250.00) per month or a proportionate amount for any fraction of a month, payable monthly in advance on the first day of each and every month during the term of this Lease (except that rent for a fraction of a month at the beginning of the term, if any, shall be paid on the first day of the succeeding month).

III. TO HAVE AND TO HOLD the aforesaid premises unto Lessee, its successors and assigns, subject to the provisions of this Lease, for a term of ten (10) years commencing with the first (1st) day of the month next succeeding the month in which the improvements to be erected by Lessors on the demised premises shall be completed; for the purpose of conducting thereon the business of the sale and storage of gasoline, petroleum and petroleum products, and the general business of an automobile service station, and any other lawful business. It is understood and agreed that the improvements to be erected by Lessors shall consist of a two-bay Crown type service station to be constructed in accordance with plans and specifications to be approved by Lessee which shall include equipment as is necessary or desirable for the operation of such a gasoline filling and service station. No rentals or other benefits under the terms of this Lease shall accrue until Lessee's Engineer of Buildings has approved the construction of the said service station in writing and Lessee has been placed in actual possession thereof. If in the event said construction is not completed and turned over to Lessee for occupancy on or before the 15 day of August 1955 this Lease shall, at the option of Lessee, become null and void ab initio.

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IV. Lessors hereby grant unto Lessee, its successors and assigns, the following options to renew this Lease:

(a) An option to renew this Lease for a further term of five (5) years next succeeding the original term of this Lease, at and for the rental during such renewal term of Two Hundred Fifty Dollars (\$250.00) per month, payable in the same manner as provided in the original term of this Lease.