service tation on said lot and pay therefor; and at the expiration of this lease said service station to remain on said lot and belong to first party, her representatives or assigns, such service station to cost not in excess of Six Thousand Dollars ($6,000.00), unless by written consent of first party. Upon completion of said service station, second party shall furnish first party with an itemized list of all expenditures made by second party in connection with the construction of said service station on said lot, including the grading of the lot and the preparations of the plans and specifications for the erection of said service station--all of which to be charged to first party, to be paid, along with interest at 4% per annum from the date of the completion of said service station, as hereinafter stated. However, during any period or periods in which the station is closed for more than thirty consecutive days, interest shall not be charged.

(3) The rent for said lot shall be on the basis of one cent per gallon on all gasoline furnished by second party for resale at said service station. Said rental of one cent per gallon will the first of each month be credited by second party on the charge it will have made against first party for the amount so expended by second party in connection with the erection of said service station on said lot, as hereinbefore provided. This lease shall continue for a period of 10 years from its date; and at the option of second party, for such longer time as may be required for said rental of one cent per gallon to equal the amount of the charges which second party will have made against first party by reason of the erection of said service station plus any expenditures that they may have made to remove liens on the premises as hereinbefore provided, and plus interest at 4% per annum as hereinbefore provided. Second party shall have a lien on said parcel of land for the amount due it from first party for the erection of said service station to endure until it has been fully reimbursed as herein provided.

(4) First party is to pay all taxes assessed or to be assessed against said lot and improvements thereon, and shall keep the improvements fully insured; and should she fail to do so, second party shall have the right to pay such taxes and premiums on insurance policies and add the amounts of said payments to the then existing unpaid balance of the charge it has against first party for the erection of said service station.