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L. O. P.

Title	City Type	Number
specifications'	City Type	
General Arrangement		Standard
Building (with Heating Unit)	ARC Vecto 5-C	
Building Details		
Coal and Tool Box,	10' x 10' Lattice Enclosure	
Fence	10' x 20' Covered Wash Rack.	
	Two Floodlights, King Luminaire,	
	Cut #10 AF, one standard only	
One Ornamental Service Station Sign Post UM,	Cut # 3204,	
Two	Boulevard Light Post UM, Cut # 717	
Two	Fire Extinguishers 1 1/2 Qt. Pyrene,	
	1 1-Gal. Phister.	
One Ladies Rest Room Sign,		
Two Liquid Soap Dispensers,		
Two Paper Towel Dispensers,		
Lessors agree to sow grass seed in lawn plots.		
Lattice Fence	L.O.P.	Standard.

and (b) furnish and install.

- 4 Wayne Gasoline Pumps Cut # 665,
- Two 1000 (UG) Gallon Underground Tanks, for waste oil with fittings.
- One 550 Gallon Lubricating Oil Tanks, chromium plated,
- Five Opaco (60) ~~XXXXXXXXXXXX~~ Cut # 20 Eco. Cut M-18
- Two Air and Water Tower. Cut # T96 Curtis.
- One Automobile Lift. Memphis, Cut 88-F
- One Dayton Air Compressor Capacity. G-8, 2HP. Unit.
- Concrete Curbs and Concrete Driveways.
- Two Air and Water Connections.

In event of lessor's failure to construct or complete service station as herein provided within ninety (90) days after the delivery by lessee to lessor of this lease, duly approved and signed, the lessee may, at its election, either terminate the lease on thirty days' notice to lessor or construct or complete said service station at the expense of the lessor and have the right to apply accruing rentals for the purpose of reimbursing itself for principal expenditure together with interest at six per cent.

Lessor may enter upon the demised premises for the purpose of performing the obligations herein provided, and shall procure, either in lessor's or lessee's name, any and all permits required under existing laws for the construction and/or operation of service station on the demised premises and, upon demand of lessee, shall assign and transfer said permits to lessee in proper form, meeting all requirements of law.

(10)--OPTION. Lessor hereby gives the lessee the right and option to purchase ~~the~~ the demised premises and all structures and improvements thereon at any time during the term of this lease for the sum of Forty Thousand Dollars (\$40,000.00)

In event a part of the premises herein demised is condemned, the amount of damages awarded to the lessor in consequence thereof shall be deducted from the purchase price upon exercise of this option by the lessee.

Lessee's notice of election to purchase shall be sufficient if deposited in the mail addressed to lessor at or before midnight of the day on which option term expires. Lessor shall, when requested by lessee, deliver to lessee complete abstracts of title, upon receipt of which the lessee shall have a reasonable time in which to examine the title and, upon completion of title examination, if title is found satisfactory, shall tender the purchase price to lessor, and lessor, at time of such tender, shall deliver to the lessee a good and sufficient warranty deed conveying the premises to the lessee free and clear of all encumbrances (including, without limiting the foregoing, the rights of dower and/or courtesy.)

(11) APPLICATION OF OPTION PURCHASE PRICE. In event accruing rentals are insufficient to reimburse lessee for expenditures made by lessee hereunder, and in event lessee exercises the option to purchase the demised premises, lessee may apply such part of the purchase price as is necessary to (a) completely reimburse itself for such expenditures and (b) pay any other indebtedness of lessor to lessee, together with interest at six per cent.

(12) Approval and Signing by Lessee. This agreement, whatever the circumstances shall not be binding on the lessee unless and until approved and signed on its behalf by an Executive Officer, Manager (Sales Department) or Assistant manager (Sales Department)

(13) Successors and Assigns. This agreement, shall be binding upon and shall ~~be~~ ensure to the benefit of the parties hereto and their respective successors or assigns.

The words "but subject to termination by lessee at the end of the first year, or any subsequent year upon thirty (30) days' written notice from lessee to lessor" were stricken out on the first page before the execution hereof.