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It is the agreement of the parties hereto that no rents shall accrue or be payable by virtue of this lease until all improvements to be erected upon said premises, in accordance with plans and specifications submitted by Lessor to Lessee, shall have been fully completed, and all equipment described in Exhibit "A", properly installed and possession of said service station shall have been delivered to and accepted by Lessee.

All necessary repairs shall be made by and at the expense of Lessor. All necessary painting, however, of the equipment shall be done by and at the expense of Lessee.

If any of the equipment leased hereby becomes worn out through reasonable use or becomes obsolete during the term of this lease or any extension thereof, then and in that event the Lessee may replace the same and shall have the right, at the termination of this lease for any cause, to remove the same. The equipment herein leased and described in Exhibit "A", shall remain the property of the Lessor and shall be removed by Lessor from the premises herein leased when the same has been replaced by new equipment, as above provided.

Should the premises leased become untenable or unfit for use by Lessee, the Lessee shall notify Lessor in writing of the repairs deemed necessary to place said premises in satisfactory condition, and Lessor shall make such repairs within thirty (30) days after the date of said notice. If, however, Lessor fails to make such repairs in said time, Lessee has the right to terminate this lease without further liability, or may make such repairs and deduct from the rentals as they accrue the sum expended therefor.

In case said premises are rendered unfit for use by fire, storm or any other cause, no rental shall accrue or is to be paid from the beginning of such unfitness for occupation until said property is put in tenable condition and Lessee is able to and does occupy the same for the purpose of conducting its business thereon. Lessor agrees to immediately replace and repair and reconstruct said building and equipment in said event and supply and provide equipment and buildings of like value and of like character and construction. Should Lessor fail or refuse to immediately repair or reconstruct the premises and proceed with the work with due diligence, the Lessee may, at its option, repair or reconstruct the same, and in that event shall have a lien upon said premises for the amount so expended and is authorized to withhold all rents as they accrue until it shall be reimbursed for the sum so expended, together with interest thereon.

Lessor agrees to pay all taxes, general and special, water license and all other charges that may be levied or assessed against said premises, including all bills for light and heat incurred in the use of said premises. If Lessor is not employed by Lessee to operate said service station, then Lessee agrees to pay all bills for light and heat incident to the conduct of said business. In the event of failure on the part of Lessor to pay such taxes and charges when due and payable Lessee shall have and is hereby given the right to pay and charge same to Lessor, and Lessee may withhold all rentals as they accrue until it shall have been reimbursed for any sum so advanced, together with interest thereon.

Lessee, during the term of this lease or any extension thereof, is given the right to sublet or assign all or any part of its rights in and to said premises.

It is further the agreement of the parties that Lessee has and is hereby given, the right to cancel this lease, and if Lessee desires so to do Lessee shall give 15 days' written notice to Lessor and designate a particular rental due date upon which such cancellation is to become effective. In said event Lessee further agrees, as a consideration for said cancellation, to pay to Lessor the total sum of one Dollars.

Whenever the word Lessor is used herein it shall be construed to include the successors and assigns of Lessor, and the word Lessee shall include the successors and assigns of Lessee.

In witness whereof, the parties hereto have executed this instrument in duplicate the day and year first above written.

Witnesses:

L. E. Wood.
J. H. Venning.

Duncan & Hunt,
By; Vernon Duncan,
Lessor.

Craig & Zimmerman, Incorporated.
By; Jas. M. Zimmerman,
President.
Lessee.

EXHIBIT "A".

Three --10 gallon visible pumps.
One Air Compressor (Ecco)
Four Highboys.
12 Padlocks,

Three Under ground storage tanks.
One Rotary Lift. (Joyce-Cridland)
One Grease Bucket.
One Barrel Pump.

(OVER)