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Dollars, the lessee shall pay to the Lessors the difference between Six Thousand (\$6,000.00) Dollars and the costs immediately upon completion of the building.

Agent agrees that cost of improvements and of removal of present buildings shall not include more than Two Hundred (\$200.00) Dollars for clearing the site and removing present building.

All improvements shall be in strict accordance with plans and specifications prepared by Grantee and subject to the supervision of Grantee. The Grantee further covenants and agrees that it will supervise the construction of all improvements, at its own expense, and the Agent agrees for his principals that the award of contracts, acceptance of bids, purchase, drayage and storage of equipment, shall be subject to approval of Grantee, or its authorized representative, provided, however, that if the Agent and Grantee cannot agree upon the said contracts, bids, purchase, drayage and storage of equipment, it shall be submitted to arbitration, and that the decision of the Arbiters shall be binding upon the parties hereto. Plans and specifications shall include plot plan, floor plans, elevations, diagrams for the installation of equipment including piping and fittings, which Agent shall furnish, dray, store and install. Grantee shall furnish such plans and specifications to Grantor within thirty (30) days after approval of title by Attorneys for Grantee as hereinafter set out.

In the event of the exercise of this option, Agent shall furnish all permits, and, upon completion, all inspection certificates necessary for the installation of equipment and construction of improvements, and for the maintenance and operation of same.

Agent shall pay for all construction, equipment, installation and other work called for by plans and specifications, at or upon completion, and furnish Grantee with satisfactory evidence of such payment before Grantee's acceptance, provided, however, that the Principals of the Agent shall not be bound to spend in excess of Six Thousand (\$6,000.00) Dollars in any event.

Permits obtained by Agent shall include permits for the unloading of all petroleum products by pipe line from railway tank car on spur adjacent to or on the above described property to tanks located on the above property or as shown on plans.

Construction and installation shall be completed by Agent, in accordance with the plans and specifications furnished, within sixty (60) days after the said plans and specifications furnished, within sixty (60) days after the said plans and specifications are furnished Agent.

Agent shall secure from the Railway Company, or owners of existing spur track, or other existing track adjacent to said property, a permit to use same for spotting tank cars of petroleum products on same, constructing a pipe line to same and unloading said products by pipe lines to tanks herein above described.

TITLE EXAMINATION.

Agent shall furnish to attorneys for Grantee, within a period of ten (10) days after notice of exercise of this option, a good and sufficient abstract showing merchantable title to the above described premises in Principals, and shall allow Grantee's attorneys ten (10) days in which to examine said abstract, and upon examination and within ten (10) days after said attorneys' opinion is delivered to Agent, shall commence steps deemed necessary to said attorneys to clear title or to secure to Grantee the possession of said premises and guarantee performance of all of the terms of the lease in the event this option is exercised. Curative work set out shall include subordination of any mortgages or indebtedness existing on the date of recordation of exercise lease.

In The Event of Exercise of this Option, Agent agrees that the terms and conditions of Lease to be executed between principals and grantee herein shall be as follows:

TERM OF LEASE.

The term of the lease shall be for ten (10) years, beginning on the date of acceptance of improvements by Lessee, and expiring ten (10) years thereafter.

RENTAL.

Lessee shall pay Lessors a guaranteed rental monthly which shall be equal to one-twelfth (1/12) of Eleven Hundred and Fifty (\$1,150.00) Dollars, plus one-twelfth (1/12) of ten per cent. (10%) of the total amount of money expended by Lessors for construction of improvements as hereinbefore provided, per month, which shall be considered a valid consideration both for the monthly lease and for the option to purchase as hereinafter set

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