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forth, payable in advance, within ten (10) days after the first (1st) day of each calendar month, commencing at the date of acceptance of improvements by Lessee.

#### OPTION TO RENEW.

Lessee shall have the option of renewing lease at the expiration of same, upon ten days written notice, by registered mail, to the last post office address furnished by Lessors, for a further term of five (5) years, upon the same terms and conditions as existing lease, excepting rental shall be increased Twenty-Five (\$25.00) Dollars per month over rental during the ten year lease period.

#### Privilege of Purchase.

Lessee shall have the privilege of purchasing the above described property and improvements at a price of Twelve Thousand Five Hundred (\$12,500.00) Dollars, plus cost of improvements, at any time within three years from the date of said lease. The same shall be payable one-half cash and balance in five (5) years, with interest at six (6%) per cent; the said balance to be evidenced by a note secured by purchase money mortgage over the premises. Provided, however, that in the event Congress should hereafter pass any law further devaluing the dollar, or should the President hereafter by a proclamation further devalue the dollar, then, and in either of such events, the right to purchase granted herein shall cease, terminate and become utterly null and void and of no effect.

In event privilege of purchase is exercised, the Lessors agree to furnish an abstract of title on the leased property, prepared by a competent abstractor, and to submit the same for examination by attorneys for the Lessee, whose opinion on title shall be final; and in the event title is found defective, Lessors shall take, if requested, the necessary steps to perfect same. When the title to said property is good and valid, or is perfected as herein provided, the said Lessors shall execute a general warranty deed, with release of dower, free of all encumbrances of whatsoever nature or kind, and including special assessments.

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#### Other Provisions.

(a)- Lessee shall have the right to alter any buildings located on the premises herein leased, and to erect other improvements on said premises, as it may see fit, provided same shall not decrease value of Lessors' property, and provided further, however, that any additional improvements placed upon said property under this covenant shall be taxable against the Lessee and not against the Lessors; and the Lessee covenants and agrees that, while the property shall be returned in the name of the Lessors, it will immediately upon demand pay to the Lessors such additional sums as may be necessary to pay the taxes upon any improvements it shall have erected upon said premises under this covenant, and that in the event it fails so to do within ten (10) days after demand, this lease may at the option of the Lessors be forthwith cancelled.

(b) Lessors shall carry insurance against loss, destruction or damage to leased premises, and in the event said premises are destroyed or damaged by fire, tornado, explosion or other cause, Lessors agree to repair, reconstruct and replace in such manner as to restore the premises to their original condition, within a period of sixty (60) days thereafter, and during the time so used Lessee shall not pay any rental. In the event Lessors do not repair, reconstruct or replace, Lessee may do so, and the costs of such repairs, replacement or reconstruction shall be deducted from the next rentals due therefor until full paid.

(c) If, during the term of this contract, it should become unlawful for Lessee to conduct the business of a gasoline, tire, battery and accessories service station, or to maintain and use metal storage tanks of ten thousand (10,000) gallons capacity each, for the storage of petroleum products, or to load and unload petroleum products from railroad tank cars to said tanks from the adjacent trackage upon the premises herein described, or should the permit to use said trackage for the purpose described be revoked by the owner or railway, this contract shall be cancelled and terminated at the option of Lessee, but this clause shall not be construed as a restriction on the use of the premises leased.

(d) Lessors shall have the privilege to construct or to permit others to construct such improvements as he may desire on premises adjoining the leased premises, but Lessors shall not use, or allow anyone else to use the adjoining premises now owned by Lessors, for any business that includes unloading petroleum products direct from tank cars to tanks, or the sale of such petroleum products at retail upon the said adjoining premises.

(e) During the term of this lease, or any renewals thereof, Lessor shall pay all general and special taxes and discharge all liens, privileges or encumbrances that may be levied or assessed against said premises or property located thereon (exclusive of property