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The Lessor agrees that Lessor will not sell, nor permit to be sold on the premises owned by Lessor adjacent to this leased premises, any petroleum products competitive to those sold by the Lessee.

-4-

The term of this Lease Agreement shall run for a period of ten (10) years from June 15, 1948.

-5-

During the term of this Lease, the Lessee agrees to pay a monthly rental as follows:

First year-----	\$100.00
Second year-----	110.00
Third year-----	120.00
Fourth year-----	130.00
Fifth year-----	140.00
Sixth year-----	145.00
Seventh year-----	150.00
Eighth year-----	155.00
Ninth year-----	160.00
Tenth year-----	165.00

The said monthly rental to be payable on the 20th day of each and every month in advance, commencing June 20, 1948.

-6-

It is understood and agreed that upon the termination of this Lease at the end of the term, any holding over by Lessee shall not be considered as a renewal or extension of this Lease for any period.

-7-

The Lessor agrees to pay all taxes on the land, buildings and improvements thereon, and further agrees to keep the buildings and improvements in good condition and repair during the term of Lease at Lessor's own expense. Should the Lessor at any time default in the payment of any taxes, lien, mortgage, or any charge against the premises, then the Lessee may, at its option pay any or all such sum in default and be subrogated to the rights of the lienholder to the extent of said payments thereon. Any payments made by the Lessee for the foregoing reasons may be applied on the rental due or to