

- 2 -

Said premises are leased for the purpose of the sale and storage thereon of gasoline, petroleum and petroleum products, and at lessee's option for the conduct of any other lawful business thereon.

- 3 -

The buildings, driveways and improvements are to be erected and constructed and installed by the lessor at his expense according to plans and specifications which have been approved by the lessor and lessee in writing. Said buildings and all improvements are to be constructed and installed by the lessor in strict accordance with said plans and specifications; the work is to be begun promptly after this lease has been fully executed and acknowledged by all parties hereto and completed within a reasonable time thereafter. The term of this lease shall commence when said buildings and improvements are completed and ready for occupancy by the lessee, which fact is to be evidenced by the Certificate of Completion of Building of the architect employed by the lessor, or if an architect is not employed, by the contractor employed by the lessor, and by acceptance of said station by lessee in writing, so that the term of this lease shall commence on the date to be determined as above by delivery of Certificate of Completion of Building and by acceptance of said station by lessee in writing and shall run for a period of ten (10) years thereafter. It is agreed, however, that the lessee shall have the right to extend this lease for one additional term of five (5) years at the same rental, by giving lessor written notice of its election to exercise this right of extension at least thirty (30) days before the expiration of the original term.

- 4 -

During the term of this lease agreement or any extension thereof, the lessee agrees to pay to the lessor a rental of One Hundred Eighty and no/100 Dollars (\$180.00) per month, payable on the tenth day of each and every month in advance.