

THIS RIDER is executed simultaneously with and hereby made a part of the annexed lease agreement, dated the 8th day of May, 1953, between G. Maxwell Eskew and Beulah C. Eskew, his wife, therein and herein referred to as "LESSOR" and THE AMERICAN OIL COMPANY, therein and herein referred to as "LESSEE".

WITNESSETH, that said annexed lease agreement is subject to the further terms and conditions, to wit:

LESSOR agrees, at his own cost and expense, to make the following described improvements for the use of LESSEE on the demised premises in accordance with plans and specifications approved by LESSOR and LESSEE, as evidenced by the signatures of LESSOR and LESSEE upon a copy thereof, viz.:

1. Build new 13' x 16' addition to sales room, 8" brick walls, 4" concrete floor and plastered walls on inside.
2. Remove old gable roof, add parapet wall and reroof with 4 ply tar and gravel roof to match new addition.
3. Erect 4'x8' brick tower over new station entrance door.
4. Surface-treat (Asphalt & stone) 32'x40' area from edge of concrete court to wash rack and storage building.
5. Close one door with brick in wash building, build wood partition for storage space and add new sliding door to present wash bay.
6. Fill present gease pit in wash room building and cover with concrete (New storage room).
7. Remove window and present entrance door in old building and replace with 5'x6' plate glass windows.
8. Plaster new area and patch old plaster in old part of building.
9. Install new opening to existing chimney inside new addition.
10. Install shelving on rear inside wall of new addition and install one flourscent fixture in center of ceiling.

It is further agreed that said improvements shall be fully completed by the LESSOR by September 1, 1953, or as soon thereafter as is practicable with the exercise of due diligence; it being further agreed that rental under this lease shall not begin or accrue until such time as said improvements shall have been fully completed and possession of the premises delivered to the LESSEE, whichever last occurs.

WITNESS: as to each signature

[Signature]
M. Dan Bradshaw
 ATTEST:
[Signature]
 Assistant Secretary

G. Maxwell Eskew (SEAL)

Beulah C. Eskew (SEAL)

THE AMERICAN OIL COMPANY

By *M. L. Schwartz*
Vice-President