

LESSOR'S IMPROVEMENTS:

In addition to the real estate hereinabove described, it is understood that there is now located upon said premises certain property of Lessor described as follows:

BUILDINGS AND YARD IMPROVEMENTS:

One stall brick and stucco service station building with canopy, concrete drives and approaches.

PUMPS AND TANKS: None


SIGNS: None

FURNITURE: None

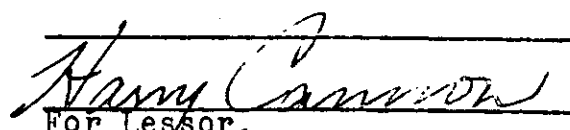
TOOLS: None

MISCELLANEOUS EQUIPMENT: None

CERTIFIED AS CORRECT:



For Lessee.



For Lessor.

Lessor covenants and agrees to and with Lessee, as a part of the consideration for the rental herein reserved, to cause forthwith, at Lessor's cost and expense, modernization of the existing service station building and improvements, as follows:

- (1) Construction of one additional stall;
- (2) Installation of overhead doors in present stall and additional stall;
- (3) Repairs as hereinafter outlined:
 - (a) Replace window frames in plate glass window in lubricating stall;
 - (b) Replace window frame and door in storage room;
 - (c) Replace window frame, door and door frame and baseboard in men's rest room;
 - (d) Replace door frame and door in ladies' rest room;
 - (e) Masonite tile board wainscoat, 48" high, in rest rooms, metal stripped and painted 2 coats light green enamel;
 - (f) Replace window frame in west show window.
 - (g) Patch plaster sales room, storage room, men's and ladies' rest rooms.
 - (h) Apply 3 layer 15# felt to roof;
 - (i) Paint building inside and out one coat oil paint, Sinclair colors.

It is understood and agreed between the parties hereto that upon completion of the aforesaid alterations and repairs, and acceptance of same by Lessee, Lessee shall reimburse Lessor in an amount not exceeding the sum of Two Thousand Five Hundred and no/100 (\$2,500.00) Dollars to cover the cost of such alterations, additions and repairs, and all materials and equipment