

That in and for the additional consideration of One (\$1.00) Dollar, paid by Lessees to Lessors, the Lessors do hereby give an option to Lessees to renew this Lease, with its same terms and conditions, for an additional nine (9) one-year terms, commencing on July 1, 1971 through June 30, 1972, and continuing on same dates each year thereafter, terminating June 30, 1980. In order for Lessees to exercise the yearly option herein extended, notice shall be given to Lessors in writing, or orally, within thirty (30) days of termination date.

It is further agreed that Lessors shall maintain fire insurance on the building, and pay all tax assessments on the building and property.

Lessors shall be responsible for exterior walls, roof and any plate glass maintenance. Lessees shall be responsible for any interior repairs, plumbing, electrical, utility or doors for ingress and egress to the premises. Lessees may make interior rearrangements or improvements so long as same does not in any way destroy the overall value of Lessors' property.

Lessees shall be responsible for the maintenance of public liability insurance for persons or property upon the premises as being operated by Lessees.

Lessors reserve the right for delivery gasoline truck to park on the leased premises while unloading products for the service station operation adjacent to Lessees' operation. This reservation shall be for unloading purposes only.

This lease, with all its terms and conditions, shall be binding on the undersigned, their heirs, executors, administrators, or assigns.

In the event the building is destroyed by fire or casualty, the Lessors will reconstruct as soon as possible, with rent abated.

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