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

- 3 -

The term of this lease is for ten (10) years, commencing on the 18th day of AUGUST, 1973, and ending on the 17th day of AUGUST, 1983.

- 4 -

The lessee agrees to pay to the lessor a monthly rental of Eight Hundred and 00/100 Dollars (\$800.00) payable on the tenth day of each and every month. The lessee further agrees to pay an additional sum equivalent to 1-1/2¢ per gallon on the total deliveries to said premises of Gulftane Gasoline, Good Gulf Gasoline, No-Nox Gasoline, and other Gulf motor fuels delivered to said premises in excess of 500,000 gallons per year. At the end of each annual term the lessee will compile a statement of its deliveries for said year, and in the event its deliveries exceed 500,000 gallons for said year, then the lessee shall pay 1-1/2¢ per gallon on each gallon in excess thereof. The records of the lessee as to deliveries shall be conclusive. Any sum due under this provision shall be payable within a reasonable time after the end of each yearly term.

(Continued on next page)

