

comply with such covenants and obligations.

BANKRUPTCY-INSOLVENCY

In case of bankruptcy, insolvency or receivership of LESSEE, LESSOR is to have the right at her option to forthwith terminate the lease and to proceed for any sum then due hereunder and also damages for the breach of said lease.

OTHER PROVISIONS

LESSEE is granted the right to sublease said property, but in such event shall not be relieved of any of its obligations hereunder.

LESSEE is also granted the right to add additional improvements to the leased property. Any improvements so added that become part of the realty shall become the property of the LESSOR at the expiration of the lease or any renewals thereof. Any improvements so added that do not become part of the realty shall remain property of the LESSEE and may be removed from said premises by LESSEE at the expiration of the lease or any renewals thereof. This right of removal, however, shall be forfeited by LESSEE, if LESSEE is in default under the lease.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals the day and year first above written.

Sara M. Sims
SARA M. SIMS, LESSOR

Signed, sealed and delivered in the presence of:

David B. Wolf

Andrew B. Kelley

Signed, sealed and delivered in the presence of:

James C. Smoot

Louis H. Cantor

SOUTHLAND OIL COMPANY

BY: Charles H. Baker
Vice President

ATTEST: Arthur J. Williams
Secretary

LESSEE

1043 646

1328 (W-2)