

to the roof, walls, windows, doors, floors, driveways, as well as the repair or replacement of faulty water, gas or sewer lines, plumbing and plumbing fixtures, electrical wiring and fixtures, and the replacement of plate or window glass.

Should LESSOR fail to commence to make such major repairs necessary to maintain the property in condition as of delivery within thirty (30) days after receipt of written notice from LESSEE of the necessity for such repairs and demand that LESSOR make same and to continue with reasonable diligence the completion of same, LESSEE may at its option cause such repairs to be made and LESSEE shall be entitled to deduct the reasonable cost thereof from subsequently accruing rentals due under this lease until LESSEE has been reimbursed for such cost.

LESSORS at their expense shall insure the leased premises against loss by fire and tornado, with extended coverage, and such insurance shall protect the LESSEE and in such event the LESSEE shall not be responsible to the LESSOR or to the insurer for such loss or damage.

LESSOR shall have the privilege to construct, or to permit others to construct, such improvements as LESSOR may desire on premises owned by LESSOR adjoining leased premises, provided, however, that such improvements shall not be so constructed as to interfere with the business of LESSEE, and that no petroleum products shall be sold on adjoining premises now owned or leased by LESSOR during the term of lease. LESSOR guarantees that occupants of premises owned or leased by LESSOR abutting property described shall so conduct their occupancy as not to interfere in any way with the operation of business of LESSEE.

LESSOR shall pay all ad valorem taxes and special assessments during the term hereof.

LESSOR shall construct improvements in strict accordance with plans and specifications prepared by LESSEE and identified under their signatures contemporaneously with the execution of this lease, all in accordance with the provision of such construction as set forth on Page No. 1 of Option to Lease previously executed by the parties hereto.

All service station or bulk station equipment owned by LESSEE may be removed by LESSEE at any time, either during term of the lease or any renewal thereof, or after the expiration.

LESSEE shall have and is hereby granted the right and privilege to assign this lease or to sublet the premises or any part thereof.

The LESSOR warrants that they are the owners in full ownership of said leased premises and the title thereto is clear and unencumbered.

THIS DONE AND SIGNED on this the 11<sup>th</sup> day of February, 1955.

WITNESSES: (As to Lessor)

Frances Raines  
JM Wells

Mertie N. Cannon  
Mertie N. Cannon

C. Ruth Cannon  
C. Ruth Cannon

Victor L. Cannon  
Victor L. Cannon

WITNESSES: (As to Lessee)

Mrs. Lila Johnson  
Dorothy Cantrell

ARKANSAS FUEL OIL CORPORATION

By: gaskell  
Vice-President