

including the buildings and improvements located thereon, and also all easements, rights and privileges appurtenant thereto; for a primary term of the eleven (11) days from December 21, 1965 to December 31, 1965, and the succeeding twenty-five (25) full years, beginning on the first day of January, 1966 and ending on the first day of January 1991; with options in Shell to extend the same for five (5) additional periods of five (5) years each, each of which is exercisable by notice given at least one hundred eighty (180) days prior to expiration of the primary term or of the then-current extension period (as the case may be); with certain options in Shell to purchase the premises; and on and subject to all the other covenants and conditions of the Service Station Lease between Lessor and Shell of even date herewith, which is on file in Shell's office at its address first herein specified, and is by this reference incorporated herein and made a part hereof.

IN WITNESS WHEREOF, this Memorandum is executed as of the date first herein written.

WITNESSES to execution by Lessor: STAFAC INC.

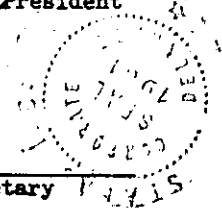
Daniel P. McCarthy
DANIEL P. MCCARTHY

BY Linwood E. Gray
Linwood E. Gray, President

James V. Cavaliere
JAMES V. CAVALIERE

ATTEST:

W. E. Hobbs
W. E. Hobbs, Secretary



WITNESSES to execution by Shell: SHELL OIL COMPANY

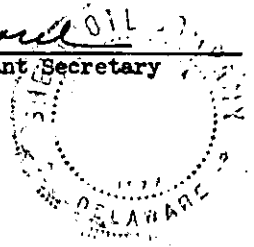
H. C. Burkholder
H. C. BURKHOLDER

By C. Venarde
C. Venarde, Manager
Real Estate and Development Department

R. M. Hatfield
R. M. HATFIELD

ATTEST:

P. J. Morel
P. J. MOREL Assistant Secretary



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