

Said leased premises shall include the above described real estate together with all driveways and street front privileges, and all improvements and buildings situate thereon, or to be erected thereon.

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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 lessee's option, for the conduct of any other lawful business thereon, except that the lessee shall not operate, install nor finance the installation of an automatic car wash on the premises.

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Title to the service station buildings and improvements on said leased premises shall remain in Lessee during the term of this lease and/or any extension hereof, but on the expiration of this lease, title to said buildings and improvements shall vest in Lessor, excluding all storage and dispensing equipment and all fixtures, trade fixtures, and/or service station equipment placed or installed on said leased premises by Lessee, which shall remain the personal property of Lessee, with the right to remove same from said leased premises at any time during the life of this lease or any extension thereof, or within ten (10) days after the expiration or other termination of this lease, however effected.

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Contingent upon exercise of the foregoing option by lessee, the term of this lease shall commence on the 1st day of December, 1975, and shall run for ten (10) years, ending on the 30th day of November, 1985. The lessee shall have the right to extend this lease for one additional term of three (3) years, on the same terms and conditions, upon written notice to lessor given at least thirty (30) days before the original ten (10) year term's expiration date.

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During the first five (5) years of the original ten (10) year term of this lease, the lessee agrees to pay to the lessor a monthly

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