Sublessor by registered mail Seventy (70) Days prior to the expiration of this lease of its intention to exercise said option. In the event the Sublessee does not exercise its option, as set out above, this lease is cancelled as of May 1st, 1959. Should the Sublessee exercise its option, the sublessor agrees and covenants to take the necessary action required by its lease with the original lessors, May Cary Hughes, to exercise the option of the sublessor in the original lease. The provisions of this section, so far as applicable also apply to the building and all equipment before mentioned.

- 4 -

The Sublessee agrees to pay as a rental during the term of this lease, the sum of ONE HUNDRED FIFTY SEVEN ($157.00) DOLLARS per month. Said rental shall be payable monthly in advance and may be paid by check of the Sublessee deposited in the regular U. S. Mail addressed to the Sublessor at his usual mailing address. Said rental however, should not be considered in default unless there is at least Thirty (30) Days delay in the receipt of rental payments by the Sublessor and Sublessee is notified by mail, within Ten (10) Days after the expiration of the Thirty (30) Day period, at his usual mailing address, by the Sublessor, that the rental payment has not been received.

- 5 -

In the event Sublessee exercises its option, then at the expiration of said term it shall have the refusal to purchase said equipment at a value to be agreed upon by the parties at that time, or if any agreement cannot be made as to the value, then the Bruce Oil Company may offer said equipment for sale to any other purchaser.

- 6 -

Sublessee shall be responsible for and shall pay all taxes exclusive of the tax on the land, which Sublessor agrees to pay.

- 7 -

In the event the demised premises shall be completely destroyed or rendered wholly unfit for occupancy by fire or other casualty, or shall be partially destroyed or partially unfit for occupancy, the rental herein provided shall not abate or cease but shall continue due

Page Two