

The party of the first part further covenants with the party of the second part that at the end of the original five (5) year term or a reasonable time prior thereto, the party of the second part shall have the right to renew this lease agreement for an additional five (5) year term; and in that event the party of the first part covenants that they will renew their lease agreement with the lessor, Mr. Ernest Gault, by exercising their right under and pursuant to the original lease agreement.

The party of the first part further covenants with the party of the second part that it shall have the right to remove at any time before the expiration or termination of this sublease any additional equipment that has been placed on the demised premises.

Witness our hands and seals this the 15th day of November, 1954.

Signed, sealed and delivered in the presence of:

Ed Wilson
H. H. Hill
Party of the first part

Wm. C. Egan

Frank Conner

Phinney Oil Company

H. W. Hendry

By: [Signature]

John J. W. Chambers

Title: President