

14. Lessor covenants that Lessor is well seized of and has good right to lease the premises; will warrant and defend the title thereto, and will indemnify Shell against any damage and expense which Shell may suffer by reason of any lien, encumbrance, restriction or defect in the title to or description herein of the premises. If, at any time, Lessor's title or right to receive rent hereunder is disputed, or there is a change of ownership of Lessor's estate by act of the parties or operation of law, Shell may withhold rent thereafter accruing until Shell is furnished proof satisfactory to it as to the party entitled thereto.

15. Notices hereunder shall be given only by registered letter or telegram and shall be deemed given when the letter is deposited in the mail or the telegram filed with the telegraph company, postage or charges prepaid, and addressed to the party for whom intended at such party's address first herein specified, or to such other address as may be substituted therefor by proper notice hereunder.

16. This lease merges and supersedes all prior negotiations, representations and agreements, and constitutes the entire contract, between Lessor and Shell concerning the leasing of the premises and the consideration therefor. Neither this lease nor any amendment or supplement thereto shall be binding on Shell unless and until it is signed in Shell's behalf by a representative duly authorized by its Board of Directors, and a copy thereof so signed is delivered to Lessor. This lease shall be binding on and inure to the benefit of the heirs, administrators, executors, successors and assigns of Lessor, and the successors and assigns of Shell.

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

Witnesses to execution by Lessor:

[Handwritten signatures]

Clyde T. Green (Seal)
CLYDE T. GREEN
Corine H. Green (Seal)
CORINE H. GREEN

Witnesses to execution by Shell:

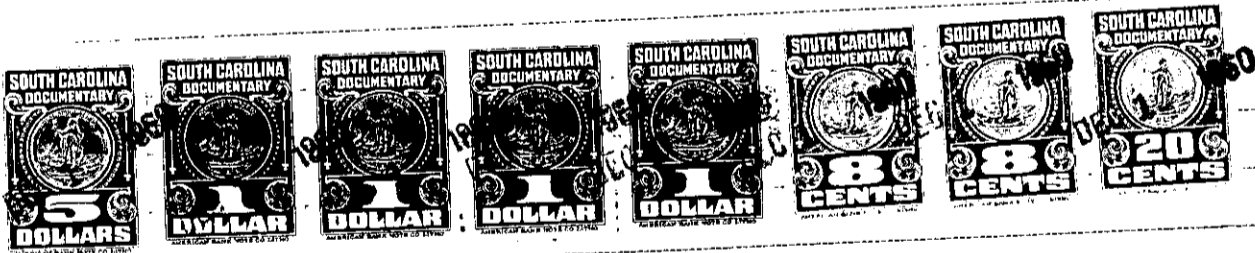
[Handwritten signatures]

SHELL OIL COMPANY
By *[Signature]*
DIVISION MANAGER

EXHIBIT A

(Lessor's buildings, improvements, equipment and other property located on the premises.)

HLR S-30-C 2-Bay Service Station with one pump island, porcelain, pylon, concrete mats, asphalt drives, tile rest rooms, shelving and heating plant



(Continued on Next Page)

(Append Lessor's acknowledgment and, if this is a sublease, Owner's Consent and Agreement.)