

EXHIBIT A

(Buildings, improvements and equipment included in the automobile service station to be constructed by Lessor on the premises.)

S-20-B (modified) 2-Bay Porcelain Service Station, with concrete mats, paved yard,
two pump islands, 2-5,000 gal. U.G. tanks, 2-550 gal. U.G. tanks, heating unit,
shelving, two rest rooms, and completed to Shell's plans and specifications

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