

J.R.T.
M.S.A.

W.S.B.

14. Option to Purchase: Lessor hereby grants to Lessee the right and option, at the end of the original term hereof, to purchase the real estate comprising the demised premises hereinabove described, at and for a cash consideration representing the fair and reasonable market value of the real estate exclusive of all buildings, structures, improvements, fixtures, equipment, machinery and appliances placed thereon by the Lessee, as determined by appraisal. In event Lessee desires to exercise such option, then Lessee shall give Lessor written notice thereof at least thirty (30) days prior to the expiration of the original term. Within thirty (30) days after the giving of notice by Lessee of the exercise of this option, Lessor and Lessee shall each appoint an appraiser and these two appraisers shall appoint a third appraiser, and the valuation set on the property by any two of said appraisers shall be final and binding on Lessor and Lessee. In the event of the failure or refusal of either Lessee or Lessor to appoint an appraiser, or in the event of the failure or refusal of either of said appraisers to act within thirty (30) days after his appointment, then the other appraiser may appoint an additional appraiser. In the event no two appraisers thus appointed can agree on the value of the property, then a new appraisal with other appraisers appointed in the foregoing manner shall be had. Notwithstanding any change in the ownership of the leased premises, or the death or disability of Lessor, Lessee's notice of election to purchase shall be sufficient if deposited by registered mail addressed to the Lessor named herein, at the address hereinafter shown, and such notice shall be binding on the heirs, devisees, executors, administrators, successors, grantees and assigns of Lessor.

~~X~~ In the event Lessee should make any payments for the account of Lessor as herein provided and Lessor does not reimburse Lessee therefor upon demand, then all such expenditures so made by Lessee to or for the account of Lessor shall bear interest from the date of such expenditure until repaid to Lessee at the rate of 6% per annum, and Lessee shall have the right, in addition to any other remedy, to automatically extend the current term of this lease, without any further rental payments or obligations, for and during such a period of time as will absorb, at an agreed monthly rate of rental of _____ Dollars (\$ _____) per month, any and all sums owing by Lessor to Lessee, with interest thereon, as herein provided.

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INITIAL HERE:

15. OPTION TO PURCHASE. The Lessee herein, (in the capacity of "lessee") has this day entered into a certain written Sublease Agreement with the Lessor herein, (in the capacity of "lessor") covering the premises hereinabove described in this Lease Agreement. In connection therewith it is expressly understood and agreed that if the rent or any part thereof, payable under said Sublease Agreement, shall at any time be in arrears and unpaid after the same is due and payable, and if such default is not completely cured by the lessee in said Sublease Agreement within thirty (30) days after written notice of such default has been given by the lessor in said Sublease Agreement to the lessee in said Sublease Agreement, then Pure Oil Company, a division of Union Oil Company of California, its successors and assigns, (the Lessee in this Lease Agreement) shall have the right and option at any time thereafter during the term of this Lease Agreement, or any extension hereof, to purchase the leased premises hereinabove described, together with all buildings, structures, improvements, fixtures, equipment, machinery and appliances situated thereon and included in this Lease Agreement,

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at and for a cash consideration of Twenty Thousand, Six Hundred and No/100-----

----- Dollars (\$ 20,600.00, less an amount for the depreciation at the rate of four per cent (4%) per annum on Seven Thousand, One Hundred and No/100-----

----- Dollars (\$ 7,100.00), the agreed value of all improvements now on or to be constructed or installed on the leased premises, computed for the period from and after the date of this Lease Agreement up to the date on which Lessee notifies Lessor of the exercise of such option; provided, however, such depreciation shall not be computed for a period longer than ten (10) years.

In event Lessee exercises such option, then Lessee shall give Lessor written notice thereof. In event Lessee purchases the leased premises, then all taxes and assessments thereon for the current taxable year shall be prorated to the date on which Lessee notifies Lessor of the exercise of such option. In event a part of the leased premises is condemned, the amount of damages awarded to Lessor in consequence thereof shall be deducted from the purchase price upon exercise of this option by Lessee. Notwithstanding any change in the ownership of the leased premises, or the death or disability of Lessor, Lessee's notice of election to purchase shall be sufficient if deposited in the mail addressed to the Lessor named herein, at the address hereinafter shown, and such notice shall be binding on the heirs, devisees, executors, administrators, successors, grantees and assigns of Lessor.

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