

-4-

The term of this lease is for a period of fifteen (15) years next ensuing from the date of completion of the buildings and improvements. The effective date of this lease shall be established by written notice by lessee to lessor that said buildings and improvements have been completed. Lessee shall pay to lessor during said fifteen (15) year term Three Hundred and no/100 Dollars (\$300.00) per month payable monthly in advance.

The lessee further agrees to pay an additional sum equivalent to 1¢ per gallon on the total deliveries to said premises of Gulftane Gasoline, Good Gulf Gasoline, No-Nox Gasoline, and other Gulf motor fuels delivered to said premises in excess of 360,000 gallons per year. At the end of each annual term the lessee will compile a statement of its deliveries for said year, and in the event its deliveries exceed 360,000 gallons for said year, then the lessee shall pay 1¢ per gallon on each gallon in excess thereof. The records of the lessee as to deliveries shall be conclusive. Any sum due under this provision shall be payable within a reasonable time after the end of each annual term.

Lessee shall have the right and option to extend this lease for two (2) additional terms of five (5) years each on the same terms and conditions, including rent by giving lessor written notice of its election to exercise this right of extension at least thirty (30) days prior to the expiration of the original fifteen (15) year term, or any renewal or extension thereof.

(Continued on next page)