

the said Lessee desires to surrender said premises back to the Lessor.

It is understood and agreed and made a part of the consideration of this Lease that any permanent improvements placed on said premises by the Lessee shall remain on said premises and are to become the property of the Lessor absolutely.

If the business is discontinued or the premises vacated before the expiration of any five (5) year period, then the whole of the unexpired time becomes immediately due and payable.

The Lessee shall have the right to assign this Lease, if he so desires, to anyone desiring to operate a business of like nature.

It is further agreed and provided that all of the rights and benefits of this Lease shall inure to both the Lessor's and Lessee's heirs, successors and assigns.

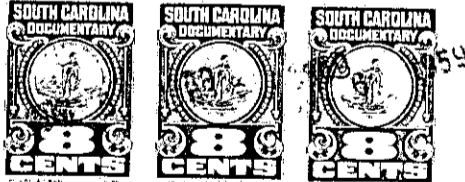
IN WITNESS WHEREOF, We have hereunto set our Hands and Seals this 26th day of JUNE, 1959.

J. P. Case (SEAL)
J. P. Case, Lessor

Star Oil Company
By Wm. Woodley - President (SEAL)
Lessee

In the presence of:

Geraldine Welch
Julius E. Phipps



(Continued on next page)

6-26-59
7-1-59
8-1-59