

LEASE RIDER

THIS RIDER is executed simultaneously with and hereby made a part of the annexed lease agreement, dated the 3th day of April, 1959, between \* See below, therein and herein referred to as "LESSOR" and THE AMERICAN OIL COMPANY, therein and herein referred to as "LESSEE".

WITNESSETH, that said annexed lease agreement is subject to the further terms and conditions, to wit:

\* James P. Moore and Rose M. Moore, his wife, and Otis P. Moore, and Virginia T. Moore, his wife,

20. Lessors duty to make repairs, alterations or improvements under Paragraph 14 hereof, is to include only the roof and structural repairs to the interior walls. All other provisions of Paragraph 14 shall remain in full force and effect.

21. It is a further condition of this lease that the Lessee grants unto Lessor the right of ingress and egress over the following described property: Beginning at a point which marks the intersection of the Northwest right of way line of Mills Avenue (U. S. Hwy. #29) and the Northeast right of way line of Reeves Street, and proceed in a Northeast direction along the Northwest right of way line of Mills Avenue a distance of One Hundred Twenty Five feet (125.0') to a point; thence turn a deflection angle to the left of 90 degrees and proceed a distance of One Hundred Two feet (102.0') plus or minus, to a point which marks the point of beginning of the easement herein described; thence proceed in a Northwesterly direction a distance of Twelve feet (12') to a point which is the Northern corner of the leased property, thence proceed in a Southwesterly direction along the rear line of the leased property a distance of Seventy Four feet (74') plus or minus, to a point which lies on the Northeasterly right of way line of Reeves Street; thence proceed in a Southeasterly direction along the Northeast right of way line of Reeves Street a distance of Twelve feet (12') to a point; thence proceed in a Northeasterly direction a distance of Seventy Four feet (74') plus or minus to the point of beginning. Lessor agrees that Lessee, its agents and employees shall not be liable for any loss, damage, injuries or other casualty of whatsoever kind or by whomsoever caused, to the person or property of anyone (including Lessor) arising out of or resulting from the right of ingress or egress herein reserved by the Lessor, whether due in whole or in part to negligent acts or omissions of Lessee, its agents or employees; and the Lessor, for himself, his heirs, executors, administrators, successors and assigns hereby agrees to indemnify and hold Lessee, its agents and employees harmless from and against all claims for such loss, damage, injury or other casualty.

22. In the event the improvements contemplated herein are not completed and possession thereof is not delivered to Lessee, ready for operation, together with all of the licenses and permits required herein on the date stated in Paragraph 2 hereof for the beginning of the original term, the original term of the lease shall automatically be extended by the number of days and months intervening between the beginning date of the term as stated in Paragraph 2 hereof and the actual completion and delivery of the said improvements and completed service station to Lessee.

23. Notwithstanding anything to the contrary in Paragraphs 14 and 20 hereof Lessee shall only make repairs costing not more than \$100.00 for each occasion and Lessor shall make all other repairs.

WITNESS: (As to All)

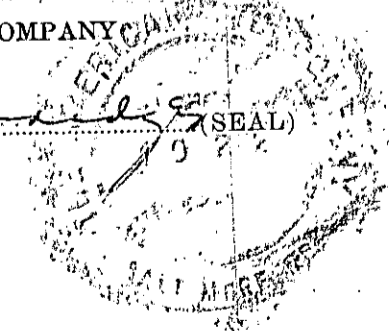
Robert A. Ratcliffe
H. H. Austin

ATTEST:

Assistant Secretary

Witness: Estero S. Capelatro
THORIS SIMMONS

JAMES P. MOORE (SEAL)
ROSE M. MOORE (SEAL)
OTIS P. MOORE (SEAL)
VIRGINIA T. MOORE (SEAL)
THE AMERICAN OIL COMPANY
By T. A. ALDRIDGE (SEAL) VICE PRESIDENT



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V.T.M.

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