

No Control
of Busi-
ness

14. The provisions of this lease shall not be construed as reserving to the Lessor any right to exercise any control over the business or operations of the Lessee conducted upon the leased premises or to direct in any respect the manner in which any such business and operations shall be conducted.

No Author-
ity for
Lessee

15. Lessee shall have no authority to employ any person as agent or employee for or on behalf of Lessor for any purpose, and neither Lessee nor any other person performing any other duties or engaging in any work at the request of Lessee upon the leased premises shall be deemed to be an employee or agent of the Lessor.

16. Lessee shall pay all taxes on improvements and equipment installed on the leased premises.

Notices

17. All notices which may be given under the terms of this instrument shall be in writing and shall be sent by U. S. Mail to the respective parties at the address shown above. The effective dates of such notices shall be the dates respectively that the same are deposited in the United States Mail properly addressed with postal charges prepaid.

Validity
of Agree-
ment

18. If any provision of this agreement is contrary to any existing or future statute, ordinance or governmental regulation or if any provision is held invalid by any governmental authority, neither the validity nor effectiveness of any of the other terms or provisions shall be affected thereby.

Entirety
of Agree-
ment

19. This lease contains the entire agreement between the parties and there are no oral agreements, promises, understanding or warranties concerning any of the property concerned with this lease.

Extent &
Execution

20. This agreement shall be binding upon and shall inure to the benefit of the parties, their respective heirs, successors and assigns, but shall become binding upon Lessor only after it has been executed by its Division Manager.

IN WITNESS WHEREOF, the parties have executed this Lease Agreement the day and year first above written.

WITNESS:

PHILLIPS PETROLEUM COMPANY (Lessor)

Builla

W. L. Keams

J. B. Wille
(Type or print name)

DIVISION MANAGER
(Type or print name Division Manager)

Frank A. Bennett

FRANK R. BENNETT
(Type or print name)

WITNESS:

CAPER HOUSE, INC. (Lessee)

Patsy L. Vaughan
(Type or print name)

John Smith, President
(Type or print name)

Gail B. Eassy

(Type or print name)

John B. Eassy
(Type or print name)