

acquired by the Lessor and so placed or installed (all such tanks, pumps, hoists and fixtures and all such substitutions, alterations, replacements, repairs and additions being herein collectively called the "Equipment"). (All of the foregoing are hereinafter referred to as the Leased Premises).

For a source of Lessor's title to the tract or parcel of land and the buildings, structures and other improvements thereon and hereby demised, reference is hereby made to SCHEDULE A.

Under certain circumstances and pursuant to certain terms and conditions contained in the Lease, the Lessee has the right (i) to terminate this Lease upon execution and delivery of an irrevocable undertaking to purchase the Leased Premises under certain conditions and at a purchase price computed pursuant to the terms of the Lease, (ii) to terminate this Lease as to the Leased Premises by the agreement to substitute other property in place of the Leased Premises or (iii) to purchase the Leased Premises pursuant to certain options to purchase and at a purchase price set forth in the Lease.

This Memorandum of Lease hereby incorporates by reference all the terms, conditions, covenants and agreements both of Lessor and Lessee set forth in the aforementioned Lease Agreement between the parties. The rentals reserved shall be determined by reference to Schedule B of the Lease Agreement.

The term of the Lease shall be for a Primary Term commencing on June 1, 1972 and ending at midnight on May 31, 1996, unless sooner terminated as provided for in the Lease.

In the event of a conflict between this Memorandum of Lease and the