

NOW, THEREFORE, said Sinclair Refining Company as Lessor, in consideration of the rents, covenants, conditions and agreements hereinafter mentioned, reserved and conditioned on the part of said Tulsa Oil Products Company, Lessee, to be maintained, paid, kept and performed has granted, demised and leased and by these presents does hereby grant, demise and lease unto said Lessee the real property hereinbefore described and the following described personal property owned by the Lessor and located on hereinbefore described premises;

1-Service station building complete, including electric wiring, plumbing, sewerage, etc. also all concrete driveways, walks, and the signs and miscellaneous improvements now located on the premises.

4-60 gallon Milwaukee Lubricating Oil Pump tanks

COMPARED

1-5 gallon Bowser Pump complete, the same being numbered 5763.

2-5 gallon Guarantee Visible Pump outfits complete. 1683-1682

4-Type 12 Milwaukee Lubricating Pump Tanks.

1-Brunner Air Compressor unit complete, the same being numbered 137662.

2-1000 gallon underground steel tanks, in concrete pit, complete.

4-Chairs

4-Tables

2-Pedestals

1- Lawn mower

and the miscellaneous tools and equipment now on the premises.

TO HAVE AND TO HOLD the above leased and demised premises and all the rights, privileges and appurtenances thereunto belonging unto the said Lessee, for and during the full term of five years from and after the date hereof.

The Lessee shall yield and pay rental for said premises at the rate of One Hundred Dollars (\$100.00) per month, payable in advance and in addition thereto faithfully perform all of the obligations and covenants of the within agreement..

The Lessee hereunder covenants and agrees that it will use and occupy said premises in a careful, safe and proper manner; that it will not permit or suffer any waste thereon of the thereof, or any nuisance thereon or thereabouts; that it will maintain the demised premises in a clean, neat, orderly and slightly condition. The Lessee hereunder covenants and agrees that it will at its own cost, maintain in good condition and repair any and all structures, buildings, improvements and equipment belonging to the Lessor and hereby leased to the Lessee; and that it will not encumber or remove the same, or do or suffer to be done anything whereby the same or any part thereof may be seized, taken on execution, attached, destroyed or injured or by which the title of the Lessor thereto may in any way be altered, impaired or prejudiced; and it is expressly understood that said structures, buildings, improvements and equipment shall at all times be and remain the property of the Lessor.

The Lessee hereunder shall be liable for and agrees to pay all occupation taxes and licenses; and all water, gas and electric light and power charges.

The Lessee for itself, its successors, trustees, and assigns hereby agree to indemnify and save harmless the Lessor from any and all claims for liability for any loss, damage, injury or other casualty to persons or property caused or occasion by any leakage, fire or explosion of or from any equipment covered by this lease. or through any defect in the construction, installation, use or operation of the same, whether due to negligence of the Lessor or otherwise.

Said Lessor covenants and agrees to and with said Lessee that the rents being paid in the manner and at the time prescribed, and the covenants, conditions and warranties herein being all and singular kept, fulfilled and performed, said Lessee shall lawfully and peaceably have, hold, possess and occupy the premises hereby leased during the term hereby