LOUISIANA OIL CORPORATION LEASE

THIS AGREEMENT made this 11th way of May 1931 by and between Evan Willis and wife Willie Vesta Willis hereinafter called "Lessor" and the Louisiana Oil Corporation a Lelaware Corporation with its principal operating office in the City of Jackson, State of Mississippi, hereinafter called "Lessee", WITNESSES:

Lessor does hereby demise, lease and let unto Lessee, the following described property situated in the town of Alabaster County of Shelby, State of Alabama, to-wit:

Part of Lot #2 beginning at NE corner of Sec. 2-21-3W, south 274 ft to point of beginning, themce south 74½ ft, N. 83 Deg. 30 min. W. 750 ft. to R/W of Birmingham and Montgomery Highway to a point 304½ ft. N of C. C. Murrah's land, thence N. along said highway 70½ ft. thence S 87 degrees and 45 min. E. 754 8 ft. to point of beginning being in NE¼ of NE¼ of Section 2-20-3W, excepting that part of the above described parcel of land which lies east of a line drawn parallel to the east property line of said highway, and drawn 75 feet east of said east property line together with all buildings, improvements and equipment thereon or connected therewith, and which are listed in the schedule marked Exhibit "A" hereto attached andmade part hereof.

To hold the premises hereby demised and leased unto the lessee for the term of One (1) year beginning on the 11th day of May 1931, the lessee paying therefor as rental each month, an amount equivalent to one (Olc) cent for each gallon of Loreco gasoline, Loreco Ethyl gasoline and other motor fuel sold during the month at said premises by the lessee or its agents, sub-tenants or as ignees. The rental payments shall be made on or before the last day of the next succeeding month following the month in which the rental is earned and calculated.

This lease shallbe subject to the following terms, conditions and covenants to-wit:

First: Lessee shall pay the specified rent at the times and in the same manner provided.

Second: During the term hereof, the leased premises shall be used for and lessee,
successors or assigns shall deprate thereon agasoline filling and automobile station,
including the storage and sale of gasoline and other petroleum products, but the
lessee's use of the premises shall not be restricted or limited only to such uses
or purposes.

Third: Lessor shallpay all taxes, assessments, water bills and other taxes or charges that maj be levied or assessed against said premises, and upon the failure of the lessor to pay any such taxes, bills and charges when due and payable, lassee shall have the right to pay and discharge same and to charge the same to the account of the lessor, and may withhold from any rentals payable hereunder or any other amounts due lessor by lessee, such amount as may be necessary to fully reimburse lessee therefor.

Lessor shall not engage in the business of operating a gasoline filling and automobile service station, for his own account or for others, during the term of this lease
within a radius of three miles of the leased premises; and any violation of this
obligation shall be sufficient cause to cancel and terminate this lease and any
obligation to pay any rentals or sums whatsoever hereunder.

Fourth: In the event the duly constituted authorities of the State, town, county or other political subdivisions of the state asnow or hereafter created, in which said premises are located, refuse to grant or having granted, rescind any permit or authority necessary for lessor to sell and store at said premises, gasoline and other petroleum products and automobile supplies and accessories, or to use the premises for the sale of such products, or pass a law or issue an order which shall in the opinion of the lessee,

on the premises by lessee in the conduct of its business, or impose such restrictions upon the conduct of such business as shall in lessee's opinion, necessitate the discontinuance of itsbusiness on such premises, this lease shall at the option of the lessee, become null and void and the obligation to pay rentals hereunder cease and determine.

structure, tank, curbing, pavement or driveway now on said premises, and to construct, build and place thereon, such buildings, structures, equipment and machinery as shall in its opinion, be necessary to the use and operation of its business, and may paint the buildings, structures, tanks and equipment in such colors as it may select and with such trade mark, signs, devices and advertisements as it may elect.

Sixth: Upon the expiration of the term of this lease or its termination for any

Sixth: Upon the expiration of the term of this lease or its termination for any cause; lessee shall return the property to lessor and restore the remises to the condition existing on the date her of, ordinary wear and tear excepted; provided, however, lessee shall not be required to replace or relocate any building, structure, tank or machinery removed or relocated with the express consent of lessor; and may remove from said remises all buildings, structures, pumps, tanks, machinery and equipment placed thereon by lessee.

Seventh; Should the leased premises be rendered unfit for accupancy, whether by fire, storm, explosion, overflow or by any other cause, no rentals shall accrue or be paid from such time until the premises shall be pixed in a tenantable condition, and lessee is able to occupy and use said premises for the purpose herein set forth. Lessor shall immediately repair, reconstruct or replace any building, structure or equipment on the premises in the event they are rendered unfit for accupancy or shall reconstruct or replace said buildings, structures and equipment with buildings, structures, or equipment of like value and like character and construction. Shall lessor fail or refuse to immediately begin and continue expeditiously to repair or reconstruct the premises as herein provided, lessee may at its option, repair, reconstruct or replace the same and in such event, shall have a lien upon the leased premises for the amount expended therefor, and may withhold all rents of other amounts due lessor by lessee, accrued or accruing, until it shall be relimbursed for such expenditure, or lessee may at its option, cancel this lease without further liability.

Eighth: Lessee may during the term of this lease or any renewal or extensions thereof, sublet or assign all or any part of said leased premises, but such subletting or assignment shall not release lessee from itsobligation to pay the rent herein provided, unless lessor shall consent in writing to such sublease or assignment.

Ninth: Lessee may renew this lease for three (3) additional terms of one year each, beginning with the date of the expiration hereof, upon the same terms, conditions, and considerations as thereinbefore set forth, and this lease shall be considered as having been so renewed and extended, unless lessee shall give lessor notice in writing at least thirty (30) days prior to the expiration hereof to the contrary. Tenth: Lessee may upon ten (10) days notice, cancel and terminate this lease, provided that when such cancellation shallbecome effective, lessee shall pay to lessor as consideration for such camellation an amount which shall be determined by multiplying the average monthly rental actually paid to lessor prior to notice of

cancellation, by the number of full years remaining of the term of this lease.

Eleventh

Twelfth: All notices to be given by lessee to lessor shall/sufficiently given, if in writing and delivered to lessor or mailed postage prepaid to lessor at the premises herein described or at such other address as may at any time be furnished by lessor to lessee.

Thus done, and signed in the presence of the undersigned good and competent wit nesses on the day and date first hereinabove set forth.

Witnesses:

B. Greenough

F. Brown

Tvan Willis Willie Vesta Willis

Louisiana Oil orporation By L.E. Alfred "ivision Manager

If conditions arise, which in the opinion, of the lessee, would cause the operation of the service station to be temporarily unprofitable or inadvisable, it, may at its option for a period not exceeding sixty (60) days upon the expiration, of which term this agreement shall be continued in full force and effect, but subject to further such discontinuance, upon like conditions.

STATE OF ALABAMA COUNTY OF SHELBY -:)

I Henry W. Naish, N.P. x Off. J:P. hereby certify that "van Willis whose name is signed to the foregoing conveyance, and who is known to me, ackowledged before me on this day that being informed of the contents of the conveyance he executed the same voluntarily on the daythe same bears date.

Given under my hand and seal of office this the 11 day of May A.. 1931.

STATE OF ALABAMA

COUNTY OF JEFFEESON

Henry W. Naish Notary Public & Ex Off. J.P. Shelby ounty, Alabama

I, Lawler "." atson, a Notary Public in and for the said County and State, hereby certify that F.Brown a subscribing witness to the foregoing instrument, known to me appeared before me on this date, and being duly sworn states that Evan Willis and Willie Vesta Willis who executed the foregoing instrument voluntarily executed the same in his presence on the day the same bears date, and that he attested the same in the presence of the said F. Brown.

Given under my hand and seal of office this 15th day of May 1931.

Lawler F. Watson Notary Public

THE STATE OF ALABAMA SHELBY COUNTY

I hereby certify that the within lease was filed in this office for record Sept. 21st. 1931 at 9 oclock A.H.and recorded in Deed record 92 page 568 and examined.

Cage Head--Judge of Probate