

File No. 23923.

Anna M. Russell,

to

Lease.

Standard Oil Company of California.)

THIS LEASE, dated the 12th day of June, 1941,

W I T N E S S E T H:

1. That Anna M. Russell, a single woman of the County of Eureka, State of Nevada, Lessor, does hereby lease unto STANDARD OIL COMPANY OF CALIFORNIA, a corporation, Lessee, for the term commencing on the first day of August, 1941, and ending on the thirty-first day of July, 1961, all that certain parcel of land situate in the City of Eureka, County of Eureka, State of Nevada, described as follows, to-wit:

All of Lots 7, 8, 9 and the North 20 feet of Lot 10, Block 36, of the town of Eureka, State of Nevada, as designated on that certain map of said town, now on file in the office of the County Recorder of the County of Eureka, State of Nevada, together with all improvements and fixtures located thereon.

2. Lessee agrees to pay Lessor rental for the use and occupancy of the demised premises as follows:

In advance on the first day of each and every month during the period commencing August 1st., 1941 and ending July 31st., 1961, the sum of Forty-Five and no/100 (\$45.00) Dollars provided, however, that no rentals shall be due and payable hereunder until the date on which possession of the demised premises has been delivered over to Lessee.

3. Should any of said improvements or fixtures referred to in paragraph 1 hereof, become obsolete or for any reason unfit for the purposes intended, during the term of this lease or any extension thereof, Lessee shall have the right at Lessee's option to return such improvements or fixtures to Lessor at Eureka, Nevada, and to replace the same with such equipment as Lessee may deem necessary; title, however, to such new equipment to remain in Lessee. Lessee shall have the right at any time to remove from the demised premises any and all such equipment placed by Lessee thereon.

4. Lessor agrees during the term of this lease or any extension thereof to maintain in good condition and repair all service station equipment, facilities, yards, driveways, and other improvements installed or made by Lessor on the demised premises, except such service station equipment, facilities, yards, driveways, and other improvements owned by Lessee.

5. Lessor agrees to insure the demised premises and all property placed thereon by Lessor against loss by fire. In the event said premises or property are destroyed wholly or in part by any cause during the term hereof, then Lessor shall forthwith re-enter said demised premises and shall with diligence repair the destroyed portion or portions of said premises or property. If, however, the demised premises or the destroyed portion thereof become untenable in the opinion of Lessee, then the rent shall cease until such time as they are again, in the opinion of Lessee, tenantable. Should Lessor neglect forthwith to restore said premises to the same condition as they were prior to their destruction, Lessee shall, at Lessee's option:

(a) Repair said premises, deducting the cost thereof from rents accruing, with reasonable interest allowance for moneys advanced, or

(b) Terminate this lease.

Notwithstanding the foregoing, Lessor shall not be obligated to restore or repair any improvements, fixtures or equipment placed on the demised premises by Lessee.

6. Lessee shall have the right at any time during the term hereof, or from time to time, or within a reasonable time after the expiration of said term or of Lessee's occupancy of the demised premises, to remove any and all property of whatever kind and nature, expressly including, but without limiting the generality of the foregoing, all buildings, structures or

other improvements, equipment, machinery, materials, or trade or other fixtures, placed by or by Lessee's predecessor in interest, in, under or upon the demised premises or acquired by Lessee Lessee/whether before or during the term hereof, but Lessee shall not be obliged to do so. It is the express intention of the parties hereto that any and all and every part of any property herein generally or specifically described so placed in, under, or upon the demised premises, or constructed or maintained thereon, or acquired by Lessee either before or during the term hereof, shall at all times be and remain personal property of Lessee absolutely, and under no circumstances shall any part or parcel thereof be or be construed to be a part of the freehold or leasehold, or of any other estate or interest in said property.

7. Lessee shall pay any taxes which may be levied or assessed during the term of this lease on any equipment, trade fixtures or facilities placed by Lessee on the demised premises or acquired by Lessee whether before or during the term hereof. All other real or personal property taxes or assessments, including all street improvements or other special taxes or assessments, shall be paid by Lessor.

8. Lessee shall have the right during the term of this lease to occupy and use the demised premises for any lawful purpose or purposes whatsoever, including but without limiting the generality of the foregoing, the right to operate and maintain on said demised premises a service station for the sale and distribution of gasoline and any other products of petroleum; to store and handle thereon and to distribute and sell therefrom such commodities and such other materials as are usually carried at and sold from Lessee's service stations generally and such goods as may be marketed by Lessee from time to time; to rearrange or remodel any improvements, trade or other fixtures, structures, buildings, or equipment now located on said demised premises belonging to Lessor or to Lessee or which may be placed thereon by Lessee during Lessee's occupancy of the premises; to construct and maintain on the demised premises such other buildings, structures, improvements or equipment as Lessee may desire, and to remove the same or any part thereof at will; and to cut curbs, construct roadways and use sidewalks for vehicles to pass to and from the demised premises.

9. In the event it shall be or become unlawful to erect, operate, or maintain, in, under, or upon the demised premises, or any part thereof, said service station, or any tanks, buildings, pumps, pipe lines, or other equipment necessary or convenient to the conduct of the same; or to store thereon or to sell therefrom any gasoline or other product of petroleum or other goods marketed generally by Lessee from time to time; or if it shall be or become unlawful to construct or maintain approaches to the driveway or driveways of said service station by reason of any state, county, or city ordinance or ordinances or other regulation; or if any portion or portions of the demised premises shall be condemned for street or road or other public or quasi-public purposes or otherwise, or if there is a highway change in the vicinity of the demised premises, so that in the opinion of Lessee it shall become impracticable or unprofitable to construct, maintain, or operate said service station on the demised premises, then Lessee shall have the right to terminate this lease by giving Lessor ten (10) days' notice in writing of such termination.

10. If the holder, trustee, or beneficiary of any lien or encumbrance now existing upon the demised premises or any portion thereof, or upon Lessor's interest or estate therein, shall become entitled, from whatsoever cause, to declare a default thereunder or sell the premises or any portion thereof, or Lessor's interest or estate therein, by foreclosure or otherwise, Lessee shall have the right, at any time prior to such foreclosure or other sale, to terminate this lease and Lessee's further obligations hereunder, without notice.

11. Each and every covenant, agreement and condition herein to be kept, performed or observed by Lessor, is a material inducement and consideration for the execution of this lease by Lessee, and any breach, violation, or failure with respect thereto by Lessor, Lessor's tenants, licensees, agents, successors or assigns, shall entitle Lessee at Lessee's election

to terminate this lease and its further obligations hereunder forthwith by giving Lessor written notice of such termination, and no waiver by Lessee, express or implied, of any such breach, violation or failure, shall constitute a waiver of any other or continuing or subsequent breach, violation or failure, whether of like nature or otherwise. No alteration or modification of any of the terms or provisions hereof, including, but without limiting the generality of the foregoing, any change in the amount of rental payable hereunder or any extension of the term hereof shall constitute, or be construed to constitute, the making of a new or different lease between the parties hereto.

12. If any tax or charge is hereafter imposed upon Lessee, pursuant to the provisions of any so-called Chain Store Tax Law hereinafter enacted by any governmental authority, for or on account of the operation of Lessee's service station on the demised premises, Lessee shall have the right to terminate this lease at any time on ninety (90) days' notice to Lessor served after the enactment of such law.

13. If, during the term hereof, or any extension thereof, Lessee shall default in the payment of rental or in the keeping or performing of any other term, covenant or condition herein contained to be kept or performed by Lessee and if such default shall continue uncured for a period of fifteen (15) days after receipt of written notice from Lessor specifying said default, Lessor shall have the right, at Lessor's election, to declare this lease at an end, or to reenter the demised premises and eject all parties in possession thereof therefrom, or to take any other action which may be necessary or desirable for the enforcement of any right or remedy allowed Lessor by law or by this lease. Upon the expiration of the term of this lease or any extension thereof, or any sooner termination of Lessee's tenancy of the premises, Lessee agrees to quit and deliver up possession of the demised premises to Lessor.

14. If Lessee shall hold over after the expiration of the term of this lease, or any extension thereof, such tenancy shall be from month to month only and upon all the terms, covenants, and conditions hereof.

If, during the life of this lease, including all extensions thereof, Lessor shall comply with all of the terms and provisions of this and any other agreement now or hereafter operative between Lessor and Lessee, and if Lessor shall not exercise any rights Lessor may have to terminate such agreements (except for Lessee's default), and if there shall be no termination of Lessor's tenancy of the demised premises, then at the expiration of such extended term, or at the expiration of the term hereof, in the absence of such extension, Lessee shall, notwithstanding anything to the contrary provided in this lease, give Lessor a Bill of Sale to all of the personal property and trade fixtures placed by Lessee in, under, or upon the demised premises, or purchased by Lessee from Lessor, during the first year of the term hereof.

16. Lessee shall have the right to terminate this lease, and all extensions thereof, at the end of any contract year after August 1st., 1941, or at the end of the first six (6) months of any such year, by giving Lessor at least thirty (30) days written notice prior thereto of Lessee's intention so to do.

18. All rentals payable hereunder shall be paid to Anna M. Russell, Eureka, Nevada, unless and until Lessor shall designate some other party to receive said rentals. Payment of said rentals to any party designated by Lessor shall acquit Lessee from all responsibility therefor or the proper distribution thereof.

19. Any and all written notices to be given by Lessee to Lessor hereunder shall be addressed to Lessor at Eureka, Nevada.

20. Standard Stations, Inc. will until further notice direct and supervise the operations of the business to be conducted on the demised premises. Until further notice from Lessee, all rental payments to be made and notices to be given by or to Lessee hereunder shall be

made or given by or to Standard Stations, Inc. at 415 Continental Bank Bldg., Salt Lake City, Utah (as the case may be). All notices shall be given by depositing the same in the United States post office properly addressed as aforesaid, postage fully prepaid, for delivery by registered mail.

21. This lease shall be binding upon and shall inure to the benefit of the successors and assigns of Lessee, and shall be binding upon and inure to the benefit of the heirs, administrators, executors, successors and assigns of Lessor.

IN WITNESS WHEREOF, these presents are hereby signed in triplicate by the parties hereto.

Anna M. Russell
Lessor
STANDARD OIL COMPANY OF CALIFORNIA,
Lessee
By W. G. Watson
Attorney in fact

State of California)
County of Alameda) SS

On this 14th day of June in the year One Thousand Nine Hundred and Forty-one before me H. S. Wiggins a Notary Public in and for the County of Alameda, State of California, residing therein, duly commissioned and sworn, personally appeared Anna M. Russell, a single woman known to me to be the person described in and whose name is subscribed to the within instrument, and she acknowledged to me that she executed the same before me

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Official Seal, the day and year in this certificate first above written.

H. S. Wiggins Notary Public
In and for said County of Alameda,
State of California.

(NOTARIAL SEAL)

State of California)
City and County of San Francisco) ss

On this 30th day of June, in the year 1941, before me, the undersigned, a Notary Public in and for said City and County and State, personally appeared W. G. Watson, known to me to be the person whose name is subscribed to the within instrument as attorney in fact of Standard Oil Company of California, a corporation, and acknowledged to me that he subscribed the name of said corporation thereto as principal, and his own name as attorney in fact.

Frank L. Owen
Notary Public in and for the City and
County of San Francisco, State of
California.

(Notarial Seal)

My commission expires Nov. 22, 1941

Recorded at the request of W. W. Dudley July 26 A.D. 1941 At 45 minutes past 9 A.M.

Peter Merialdo----Recorder.