

LEASE AGREEMENT

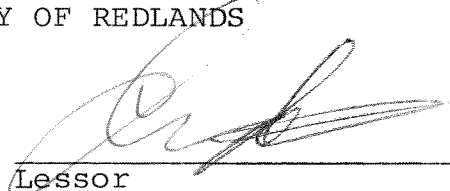
The following is a lease agreement for one or more fuel tanks located on that property known as the Jenny Davis Park north of Redlands Boulevard and west of Texas Street between the City of Redlands (Lessor) and Conrock Company (Lessee).

1. The lease of one or more tanks on a month-to-month basis provided, however, that should lessor decide to terminate the lease, lessee will be given up to six months to remove the stored fuel.
2. Rental of \$75.00 per month payable in advance on the first of each month.
3. Lessee shall maintain the tanks so that no leakage shall occur.
4. Lessor will provide Lessee with full right of access to said tanks.
5. Lessee will obtain and keep in force public liability and property damage insurance covering lessee's operation of said tank in the amount of \$300,000.00
6. Upon termination of the agreement, Lessee will return the property in good and operating condition less reasonable wear and tear.
7. Lessee will use the existing pumps of Lessor in filling and drawing from said tanks. Lessee will maintain the pumps in operating condition.
8. Lessee will pay the power bill on pump service.
9. Lessee's occupancy shall not interfere with the operation of other storage tanks maintained on the same property.

10. Lessor will not be responsible for any shortage or dilution in said tanks.
11. Lessee agrees to hold the Lessor harmless and to indemnify the Lessor from all claims, demands, liabilities, or legal action for any alleged injury to persons or properties, including costs, loss of services, expenses, and compensation resulting from, or in any manner arising from any use, occupation, presence, activity, or accident upon or adjacent to the property.

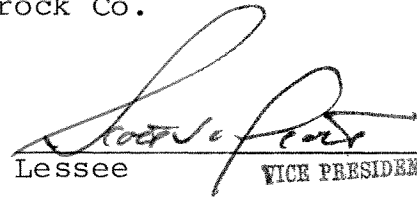
CITY OF REDLANDS

June 4, 1979
Date

By: 
Lessor

Conrock Co.

MAY 18 1979
Date

By: 
Lessee VICE PRESIDENT