



Recorded at 2:51 o'clock P.M. JUL - 6 1972
 Reception No. 1367054 MARJORIE PAGE, Recording
 L E A S E

This agreement made and entered into this 1st day of September, 1972,
 by and between VINCENT MURPHY CHEVROLET COMPANY, INC., party of the
 first part and CANON & GILMORE, party of the second part,

WITNESSETH, that the said party of the first part has this day leased
 unto party of the second part the following premises in the County of Arapahoe, State
 of Colorado, to-wit:

Beginning at a point 760' south of north boundary line and 660' west
 of east boundary line of Section 31, Township 4 South, Range 63 West;
 thence 450' east; thence 450' south; thence 450' west; thence 450' north
 to point of beginning, containing 5 acres, more or less,

for a term of five years from the first day of September, 1972, to the first day of
 September, 1977, for the sum of Two Hundred Dollars (\$ 200.00) payable in advance
 as rent for the first year this lease is in effect, payable to party of the first part
 at Wichita Falls, Texas, and \$200.00 on Sept. 1st of each year during the term of this
 lease.

It is specifically understood and agreed that this lease covers the surface
 rights only and that this lease is subject to oil and gas leases covering said property.

It is further agreed that party of the second part shall have the right to
 construct a gasoline plant, warehouses, water wells, and other structures and things
 on said property necessary and incident to the operation of a gasoline plant, and to
 remove same at the expiration of this lease or any time prior thereto, but upon final
 removal of any such structures or portions thereof the land shall be restored as nearly
 as possible to its original condition. Ownership of water wells and pumps shall
 revert to the party of the first part at the time of expiration.

The base lease shall be for a term of five years from date hereof with
 option in party of the second part, its successors and assigns, to renew said lease
 on the same terms and conditions for additional periods of five years each, so long
 as party of the second part, its successors and assigns, shall use said property or
 any portion thereof for a site for a gasoline plant and/or a natural gas compressor
 station.

It is further agreed that all or any part of the equipment and facilities
 placed on the leased premises may be removed at any time prior to or after the

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expiration of the five year term, or in the additional term for which this lease may be renewed, but when all of said equipment and facilities are so removed and the leased premises abandoned and restored to its original condition, this lease shall be at an end.

It is further agreed that party of the second part, its successors or assigns, shall commit no waste on said property and shall pay all taxes on the surface of said property and all taxes on buildings or improvements placed thereon by them.

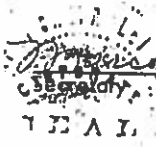
It is further agreed that party of the second part shall have the right to assign this lease or any portion thereof or of the lease premises without the consent of the party of the first part.

It is further agreed that party of the second part shall not let said premises or permit same to be used for any unlawful business or purpose whatsoever; that party of the second part hereby gives party of the first part a lien upon any and all property of party of the second part kept in use upon said premises, to be enforced in like manner as a chattel mortgage, whether exempt from execution or not, for all rent due or to become due by virtue of this lease.

IN WITNESS WHEREOF the said parties have hereunto inscribed their names on the date above written.

ATTEST:

VINCENT MURPHY CHEVROLET COMPANY, INC.

 *Vincent Murphy*
Secretary

Vincent Murphy
President

CANON & GILMORE

Canon & Gilmore
Partner