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SHORT LEASE

THIS SHORT LEASE, made and entered into this 15th day of November, 1957, by and between TREMARCO CORPORATION, a Delaware corporation of 600 Grant Street, Pittsburgh 19, Pennsylvania (hereinafter called Lessor), and GULF OIL CORPORATION, a Pennsylvania corporation of 439 7th Avenue, Pittsburgh 19, Pennsylvania (hereinafter called Lessee),

WITNESSETH :

WHEREAS, Lessor and Lessee have entered into a Lease dated as of the date hereof (hereinafter called "Lease Agreement") whereby Lessor has let and demised to Lessee certain lands with buildings and improvements constructed or to be constructed thereon and the appurtenances, and Lessor has therein granted and created in favor of Lessee certain options and rights, a copy of said Lease Agreement being held by Tremarco Corporation at its office at 600 Grant Street, Pittsburgh 19, Pennsylvania; and

WHEREAS, Lessor and Lessee desire to enter into this Short Lease which is to be recorded in order that the third parties may have notice of the estate of Lessee and of said Lease Agreement.

NOW, THEREFORE, the Lessor, in consideration of the rents and covenants provided for in said Lease Agreement to be paid and performed by Lessee, does hereby let and demise unto Lessee the premises particularly described on Schedule I annexed hereto and made a part hereof, together with all buildings, structures, fixtures and improvements constructed and to be constructed thereon and all easements, rights and appurtenances thereto. Said property and improvements are sometimes hereinafter collectively referred to as "said premises".

Term of this Lease shall begin on the date hereof and shall continue through a Basic Term of 25 years commencing on the 1st day of January, 1958.

Lessee is hereby given the right at its option to extend the term of this Lease for seven (7) successive periods of five years each following the expiration of the original term hereof at the rental provided for in paragraph 15 of said Lease Agreement. Such options may and shall only be exercised by giving written notice to Lessor not less than 90 days prior to the expiration of the term then in effect. Each such renewal period shall otherwise be on the terms and conditions set forth in said Lease Agreement and with the same options and rights except that the number of renewal periods shall be reduced by one upon each such renewal.

Lessee shall have the right at any time during the term hereof to alter any buildings or structures hereby leased, as set forth in paragraph 10 of said Lease Agreement. Lessor hereby grants to Lessee the options to purchase the said premises as set forth in paragraphs 3(b) and 12 of said Lease Agreement.

All of the terms, conditions, provisions, and covenants of the said Lease Agreement are incorporated in this Short Lease by reference as though written out at length herein and both the said Lease Agreement and this Short Lease shall be deemed to constitute a single instrument or document.

IN WITNESS WHEREOF the parties hereto have executed this Short Lease, in triplicate, as of the date first above written.

Signed, sealed and delivered in the presence of:

F. A. Hartz
.....
F. A. HARTZ
Grace J. Fox
.....
GRACE J. FOX

TREMARCO CORPORATION
By *W. B. Lowe*
.....
W. B. LOWE Vice President
Attest:
B. L. Reese
.....
B. L. REESE Assistant Secretary

H. T. Hooper, Jr.
.....
H. T. Hooper, Jr.
C. B. Barrentine
.....
C. B. Barrentine

GULF OIL CORPORATION
By *G. E. Millican*
.....
G. E. Millican
Division General Manager

4 C. B. Barrentine

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