

and all other expenses, commissions and charges paid by LESSOR in reletting the said real estate, and the remainder of such rental is to be applied to the payment of the rent for which LESSEE is obligated hereunder.

22.

NOT TO RE-ENGAGE IN BUSINESS

During the term of this lease, LESSOR agrees that it will not, in any way, directly or indirectly, enter into the retail or wholesale, sale, handling or delivery of petroleum products, tires, tubes, batteries, or automotive accessories, or any other business competitive with that of LESSEE or its assigns within the marketing area of LESSEE without the written consent of LESSEE or its assigns.

The word "assigns" as used in this paragraph is intended to mean any person or entity to whom a substantial portion of LESSEE'S rights hereunder have been transferred. The marketing area of LESSEE is hereby stated to be the States of Arkansas, North Carolina, South Carolina, Georgia, Florida, Kentucky, Tennessee, Alabama, Mississippi, Texas and Louisiana.

23.

NOTICE

Any notice from LESSOR to LESSEE may be given by sending the same by registered mail addressed to Arkansas Fuel Oil Corporation at Post Office Box 1117, Shreveport, Louisiana.

Any notice from LESSEE to LESSOR may be given by sending the same by registered mail, addressed to National Oil Company, Inc. at Box 1192, Concord, North Carolina.

Either party may at any time change the place of giving notice by giving written notice of such change to the other in the manner above set forth.

24.

SUCCESSORS AND ASSIGNS

This lease shall be binding upon the successors and assigns of both parties hereto.

25.

REMOVAL OF EQUIPMENT

It is agreed that LESSEE shall have the right to remove any or all of its equipment and trade fixtures from any real property leased hereby at the termination