

COPY

OPTION TO PURCHASE REAL ESTATE

This agreement is entered into this 7 day of July, 1995, by and between Irvin J. Stoneback Trust; Mabel G. Stoneback Trust, hereinafter referred to as "Optionors or Sellers" as the case may be, and Tanana Oil Corporation, a Kansas Corporation, hereinafter referred to as "Optionee or Buyer" as the case may be:

WITNESSETH:

In consideration of Ten Thousand Dollars (\$10,000.00), the receipt and sufficiency whereof is hereby acknowledged, to be held by Douglas County Title Company subject to the terms hereof, Optionors do hereby offer to the Optionee the sole and exclusive option to purchase the following described real estate lying, being and situate in the County of Douglas, State of Kansas, to wit:

The northern most 150 feet of Lot 1 Stoney Point, a subdivision of land of the City of Lawrence, County of Douglas, Kansas as graphically indicated on attached Exhibit "A", containing 1.2 acres more or less.

The Optionors hereby grant and give unto the Optionee this option and right to purchase for the term expiring October 15, 1995. On October 15, 1995, the option shall expire unless, on or before that date Optionee pay to Optionors the additional sum of \$25,000.00 to extend the option for a closing to occur no earlier than January 1, 1996 nor later than May 10, 1996.

The purchase price of said real estate shall be the sum of \$6.00 per square foot for the entire tract as determined by survey or as agreed upon by the parties hereto. The entire purchase price so determined shall be paid in cash or certified funds at the closing.

In the event that the option granted hereunder is exercised by Optionee, the consideration of said money paid by the Optionee to Optionors for the grant of said option shall be applied to and shall reduce the purchase price as specified hereinabove.