

Lease Agreement

Union Oil Company of California

3412



Made this 31st day of July, 1973, between

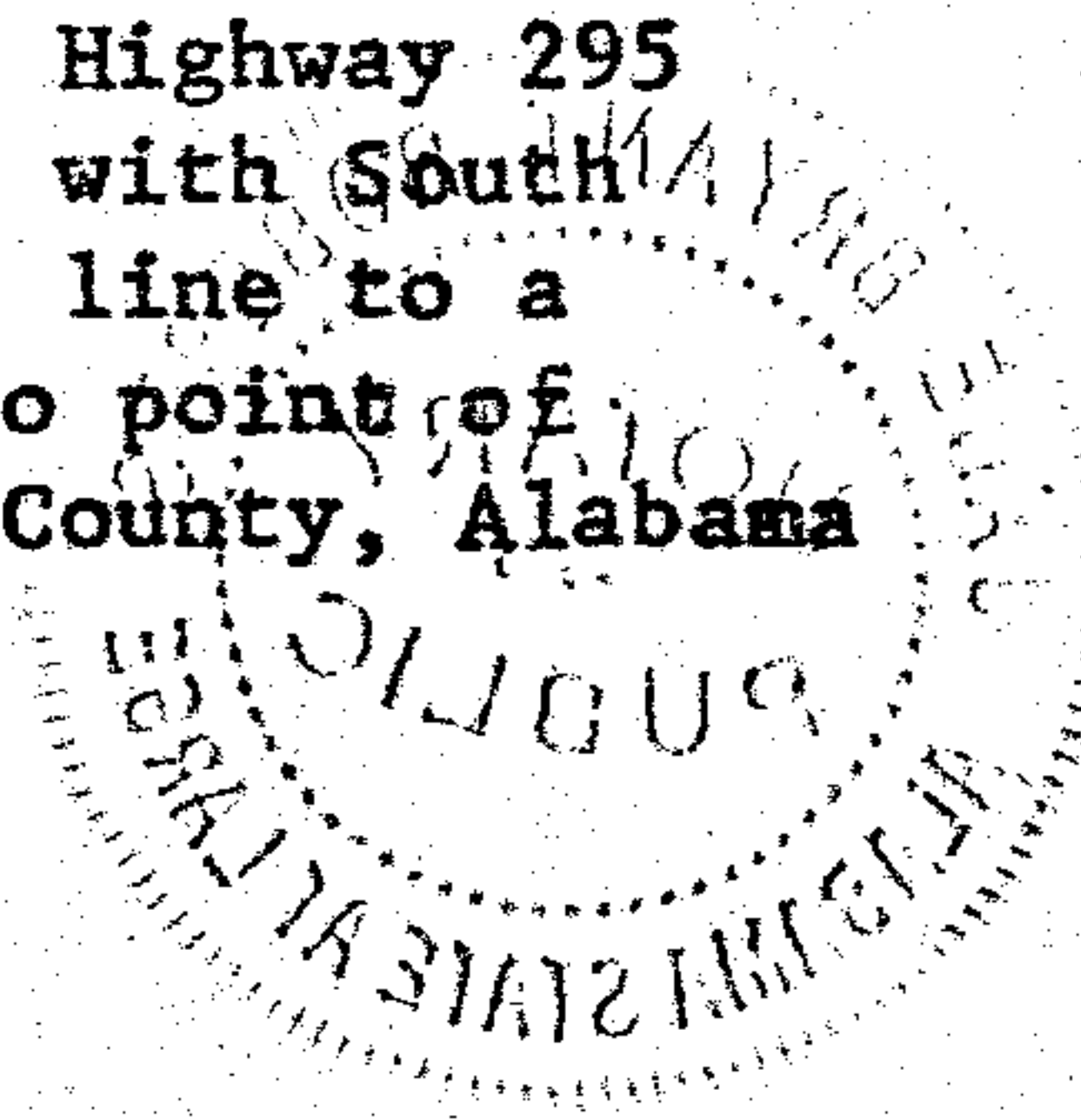
Robert G. Butler & wife Francis H. Butler
of Rt. #1, Box 1150 Alabaster, Alabama, as Lessor
(whether one or more), and UNION OIL COMPANY OF CALIFORNIA, a California corporation, as Lessee,
WITNESSETH:

1. Lessor hereby leases unto Lessee that certain tract or parcel of land, with all real property improvements thereon, situated
in the City of Alabaster, County of Shelby, and State of Alabama,
described as follows:

Begin at the South East Corner of the SW 1/4 of SW 1/4, Section 14, Township
21, Range 3 West, running North along West line of Montevallo Highway 295
feet to the point of beginning, thence West 295 feet parallel with South
line. Thence South 100 feet, thence East parallel with South line to a
point on the Montevallo Highway property line, thence north to point of
beginning. The above being recorded in Courthouse at Shelby County, Alabama
in Book 176, Page #183.



19740131000005040 1/2 \$.00
Shelby Cnty Judge of Probate, AL
01/31/1974 12:00:00 AM FILED/CERT



2. To have and to hold for an original term of Five (5) years commencing on the 6th
day of August, 1973, and for an extended term of None (0) years from and after the end of said
original term. Lessee is hereby granted the right and option of cancelling this lease at any time during the original or extended term, by
giving Lessor sixty (60) days advance written notice thereof, and upon such cancellation, Lessee shall be released from any further
rental payments and other obligations hereunder.

3. Lessee agrees to pay as rent for said premises Eighty and no/100 Dollars
(\$ 80.00) per month, payable in advance on or before the First day of each month.

4. Lessor agrees to maintain the premises hereby leased in good condition and repair.

5. All structures, gasoline tanks, including those which may be underground, pumps, air compressors, and other equipment
which may be, or which heretofore have been erected, installed or placed upon said premises by Lessee, or a former lessee, the title
thereto having vested in Lessee, are to remain and be the property of Lessee, and Lessee is to have the right and privilege of removing
any and all such property and equipment at any time during the continuance of this lease, and within thirty (30) days thereafter.

6. Lessee shall have the right to paint any buildings and improvements of Lessor upon the leased premises in accordance with
the color scheme or combination now or hereafter used by Lessee at its service stations generally.

7. Lessee shall have the right to assign this lease or sublet the premises.

8. If Lessor, at any time during the term of this lease or any extension hereof, receives one or more bona fide offers from
third parties to purchase the leased premises, and any such offer is acceptable to Lessor, then Lessor agrees to notify Lessee in writing,
giving the name and address of the offeror and the price, terms and conditions of such offer, and Lessee shall have thirty (30) days
from and after the receipt of such notice from Lessor in which to elect to purchase the property for the consideration and on the
terms and conditions contained in said bona fide offer. Lessee's failure to so purchase shall not affect this lease.

9. The payments made and to be made hereunder by Lessee to Lessor shall be considered sufficient consideration for all
options herein granted by Lessor to Lessee.

10. Any notices under this lease shall be delivered to Lessor at Rt. 1, Box 1150, Alabaster, Alabama
and to Lessee at P. O. Box 156 Birmingham, Alabama 35201, or such other address as the parties
may from time to time designate in writing. Notice may be given by mail, and in such event, the date of service shall be the date on
which the notice is deposited in a United States Post Office, properly stamped and addressed.

11. The leased premises have this date been subleased to Lessor herein and anyone dealing with said premises is charged with
knowledge of said sublease and its provisions.

12. This lease shall not be binding on Lessee unless executed by a duly authorized officer or agent of Lessee.

WITNESS the execution hereof the day and year above first written.

WITNESSES AS TO LESSOR:

Charles H. Butler

Robert G. Butler (SEAL)

Francis H. Butler (SEAL)

Francis H. Butler (SEAL)
Lessor

WITNESSES AS TO LESSEE:

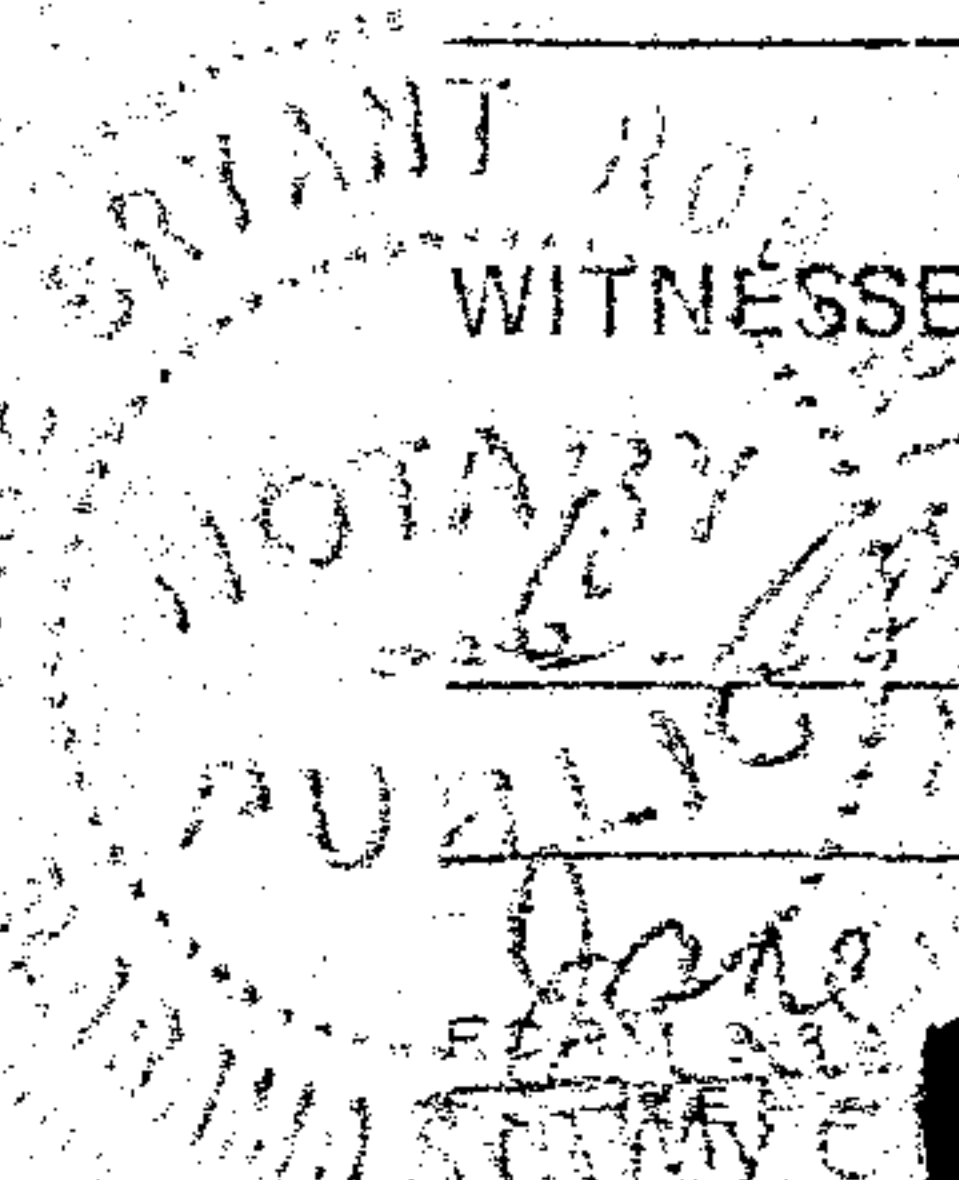
James Bryant Roberts

Union Oil Company of California (Lessee)

By R. L. Jones Title As Manager

See Release of Expired Lease Note Bk 30 Page 519 (4-25-79)

BOOK 285 PAGE 114



The State of Alabama)
County of Shelby

ACKNOWLEDGMENT OF LESSOR

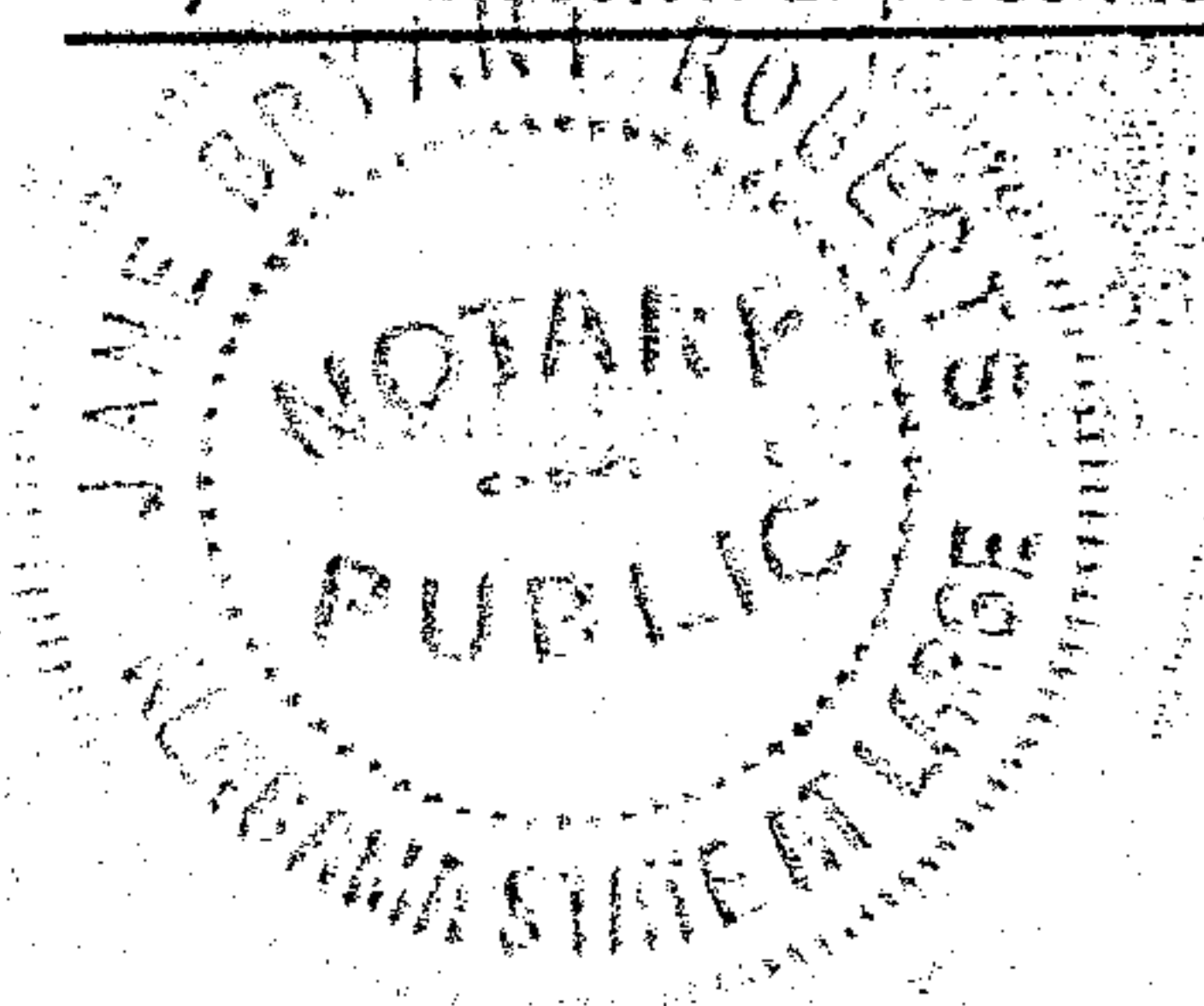
I, the undersigned authority, in and for said county, in said state, hereby certify that Robert G. Butler and Francis H. Butler (his wife), whose names are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they each executed the same voluntarily.

Given under my hand and official seal, this 10th day of December 1973.

My commission expires:

My Commission Expires Aug. 8, 1976

Jane Bryant Roberts
Notary Public in and for Shelby
County, Alabama

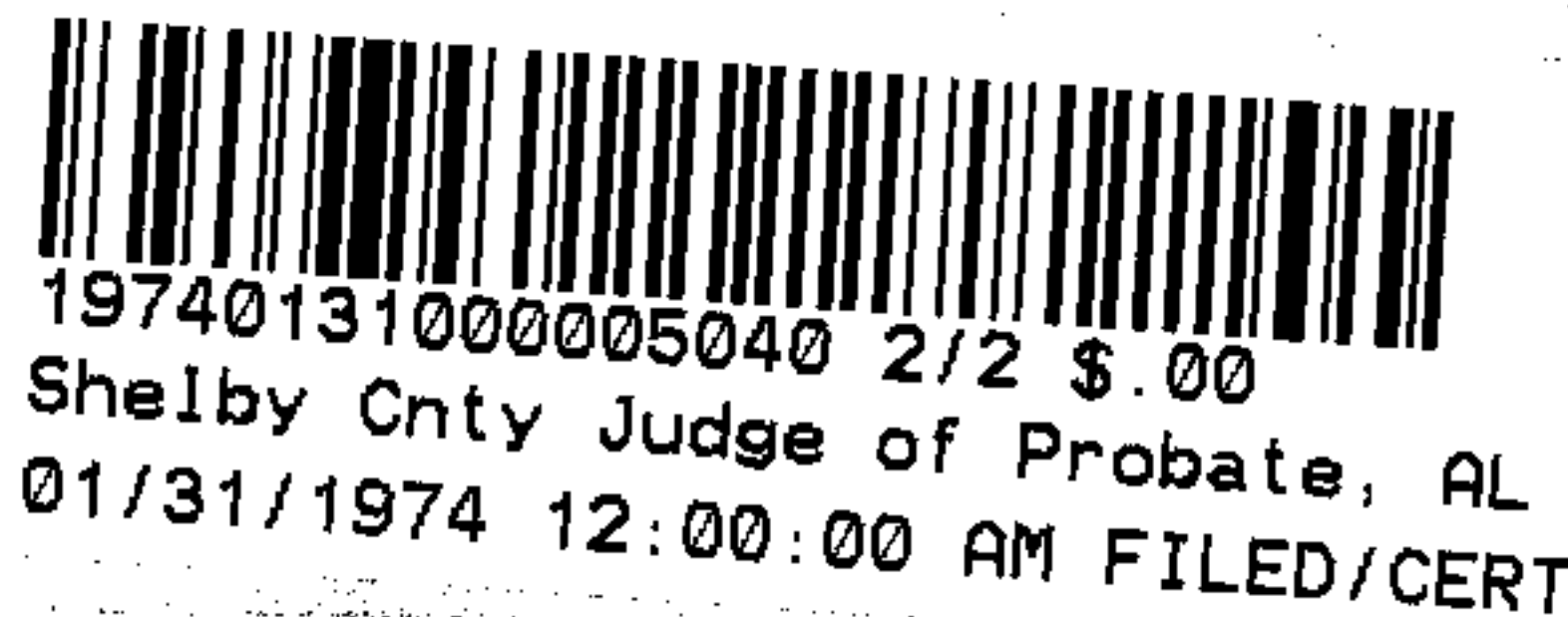


STATE OF ALA. SHELBY CO
I CERTIFY THIS
INSTRUMENT WAS FILED
1974 JAN 31 AM 9:00
J.C.C. FILE NUMBER OR
RECORD PAGE AS SHOWN ABOVE
(SEAL)
JUDGE OF PROBATE

ASSENT OF OWNER OR LIEN HOLDER

In consideration of the sum of One Dollar and other good and valuable considerations, receipt of which is hereby acknowledged, the undersigned owner of and/or holder of a lien on the premises described herein, having read the foregoing lease agreement, and being familiar with the same, does hereby consent to paragraph numbered 5 thereof, and agrees that all of such equipment and facilities shall remain personal property, and shall be exempt from levy, sale, attachment or distress for any rent or other obligations due or to become due, and that Lessee, its successive successors or assigns, may enter upon said premises with such agents and appliances as it may deem necessary and remove any or all such equipment and facilities at any time without notice or legal process, and said lease shall be superior and paramount to any lien now or hereafter held by the undersigned against the leased premises.

Witness Charles H. Brown Owner (Seal)
Witness Francis H. Butler Lien Holder (Seal)



STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said county, do hereby certify that R. L. JONES, personally known to me to be Area Sales Manager, UNION OIL COMPANY OF CALIFORNIA, a California corporation, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such Area Sales Manager he signed and delivered the said instrument as his free and voluntary act and the free and voluntary act of said UNION OIL COMPANY OF CALIFORNIA, for the uses and purposes therein set forth, and that he was duly authorized to execute and deliver the same as aforesaid.

Given under my hand and official seal this 18 day of Dec, 1973.

SEAL
My commission expires:

Jane Helm
Notary Public

Notary Public, Jefferson County, Ala.
My commission expires Feb. 26, 1976
Bonded by Home Indemnity Co. of N. Y.

Union Oil Co
PO 156
Pittman 35202