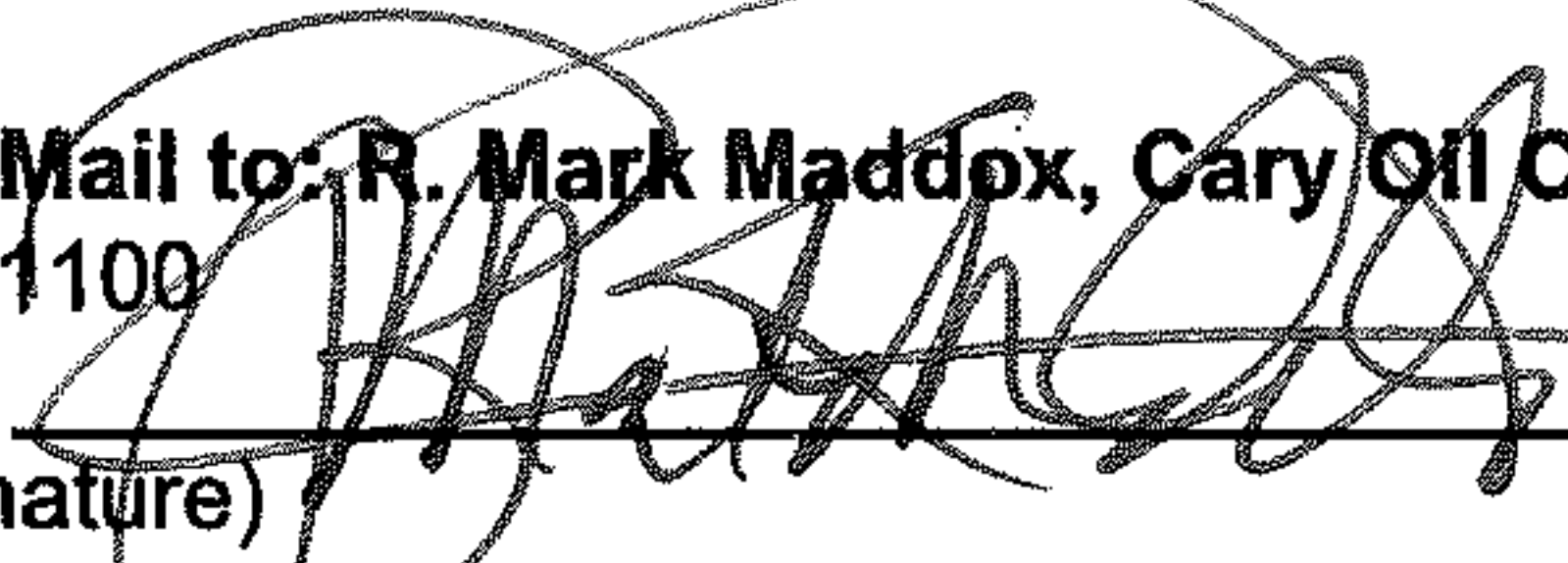


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AGREEMNT 1/5

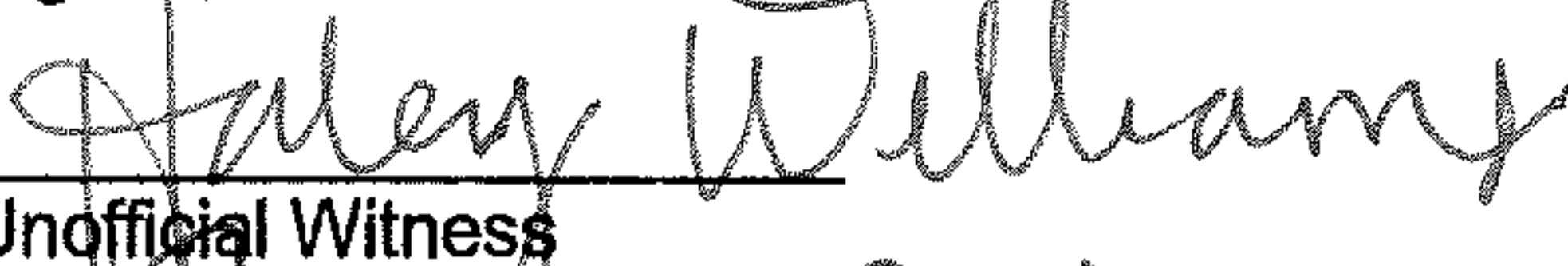
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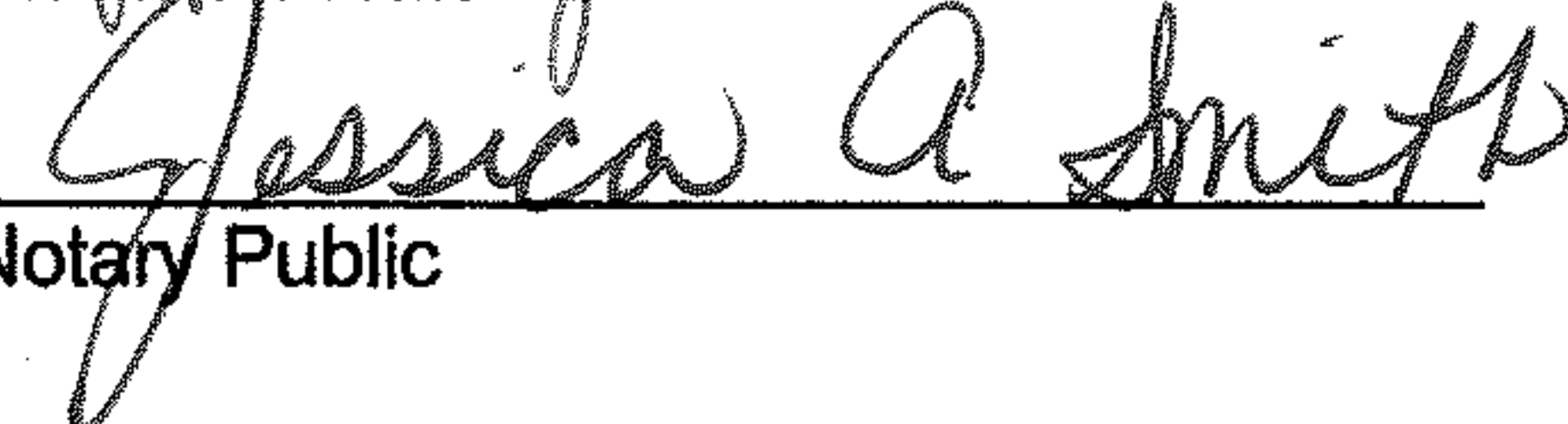
Prepared by and Mail to: R. Mark Maddox, Cary Oil Co., 110 MacKenan Dr., Ste. 300, Cary, NC 27511

Phone: (919) 462-1100

R. Mark Maddox:  Vice President Branded Marketing  
(Signature)

Signed, Sealed and Delivered in the Presence of:

  
Unofficial Witness

  
Notary Public

My Commission Expires:

10/18/2025  
[NOTARIAL SEAL]

Cross-Reference

to:

Deed Book 53

Page 15

STATE OF ALABAMA

COUNTY OF SHELBY

**MEMORANDUM OF COMPLETE CONTRACT OF SALE (BRANDED)**

1. Cary Oil Co., Inc., a North Carolina Corporation, whose principal office address is 110 MacKenan Drive, Cary, NC 27511 ("Seller") and ROYAL INVESTMENTS GROUP LLC, an Alabama limited liability company, with an address of PO Box 360244, Birmingham, AL 35236, have entered into a Complete Contract of Sale (Branded) as the "Purchaser" and an Incentive Agreement as the "Payee" dated 04/23/2021, collectively, (the "Contract") wherein Purchaser has granted to Seller the exclusive right to furnish petroleum products to Purchaser at the following real property owned by Purchaser: **7004 Highway 70, Calera, AL 35040**, ("Purchaser's Station"). The Purchaser's Station is more specifically described on the attached Exhibit A.

2. Pursuant to the Contract, the parties have agreed that the Purchaser's Station will be a BP Branded location for a period of at least (10) years, beginning on the first day Seller deliveries petroleum products to the Purchaser's Station pursuant to the Contract.

3. The Terms of the Contract shall be a covenant running with the Purchaser's Station during the Term of said Contract, unless the Purchaser's Station is foreclosed upon by a commercial or governmental financing institution holding a mortgage thereon.

4. The Contract provides that the covenants, conditions and agreements contained therein inure to the benefit of and are binding upon Seller, Purchaser and Payee and their respective successors and assigns. All of the terms, provisions, and conditions and defined Terms set forth in the Contract are hereby incorporated by reference in this memorandum as if fully set forth herein.

*[Remainder of page left intentionally blank; signatures appear on the following page(s)]*

IN WITNESS WHEREOF, the parties hereto have duly executed this Memorandum of Complete Contract of Sale (Branded) and have hereto set their seals as of the 17<sup>th</sup> day of February, 2021.

**PURCHASER:**

**ROYAL INVESTMENTS GROUP LLC**, an Alabama limited liability company,

By: [Signature]

Name: Noorudin Dharani

Title: Member

Landlord Notices Address:  
PO Box 360244, Birmingham, AL 35236

Date of Signature: 02-17-2021

[Signature]  
Unofficial Witness

[Signature]  
Unofficial Witness

[SEAL OR CORPORATE SEAL, AS APPLICABLE]

Jefferson County, Alabama State

I certify that the following person (s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:

Noorudin Dharani  
Name(s) of principal(s)

Date: 2/17/2021

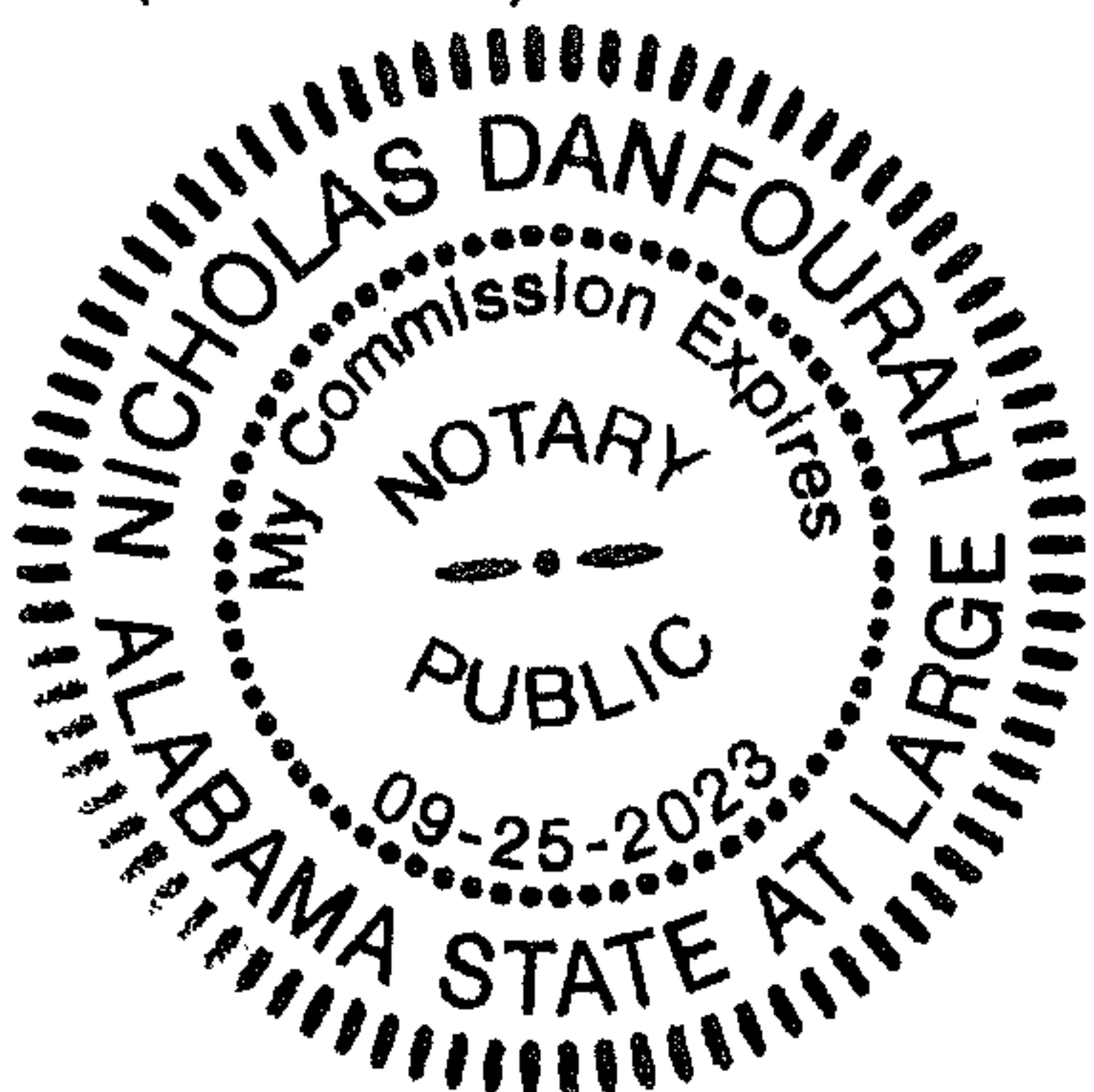
(Official Seal)

[Signature]  
Official Signature of Notary

Nicholas Danfourah, Notary Public  
Notary's printed or typed name

My commission expires: 09-25-2021

My Notary ID #: 72196490N



**PURCHASER:**

**DELTA INVESTMENTS AND DEVELOPMENTS LLC**, an Alabama limited liability company,

By: \_\_\_\_\_

Name: Shafiq Samji

Title: Officer

Landlord Notices Address:  
PO Box 360244, Birmingham, AL 35236

Date of Signature: 2-17-2021

[Signature]  
Unofficial Witness

[Signature]  
Unofficial Witness

[SEAL OR CORPORATE SEAL, AS APPLICABLE]

Jefferson County, Alabama State

I certify that the following person (s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:

Shafiq Samji  
Name(s) of principal(s)

Date: 2/17/2021

(Official Seal)



[Signature]  
Official Signature of Notary

Nicholas Danfourah, Notary Public  
Notary's printed or typed name

My commission expires: 09-25-2023

My Notary ID #: 72196498N



**SELLER:**

CARY OIL CO., INC.,  
a North Carolina corporation

By: [Signature]

Name Robert Mark Maddox

Title: Senior Vice President

Date of Signature: April 23, 2021

[Signature]  
Unofficial Witness

[Signature]  
Unofficial Witness

[CORPORATE SEAL]

Wake County, North Carolina

I certify that the following person (s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:

Robert Mark Maddox  
Name(s) of principal(s)

Date: 04/23/2021

(Official Seal)

[Signature]  
Official Signature of Notary  
Jessica A Smith, Notary Public  
Notary's printed or typed name

My commission expires: 10/18/2025

My Notary ID #: \_\_\_\_\_

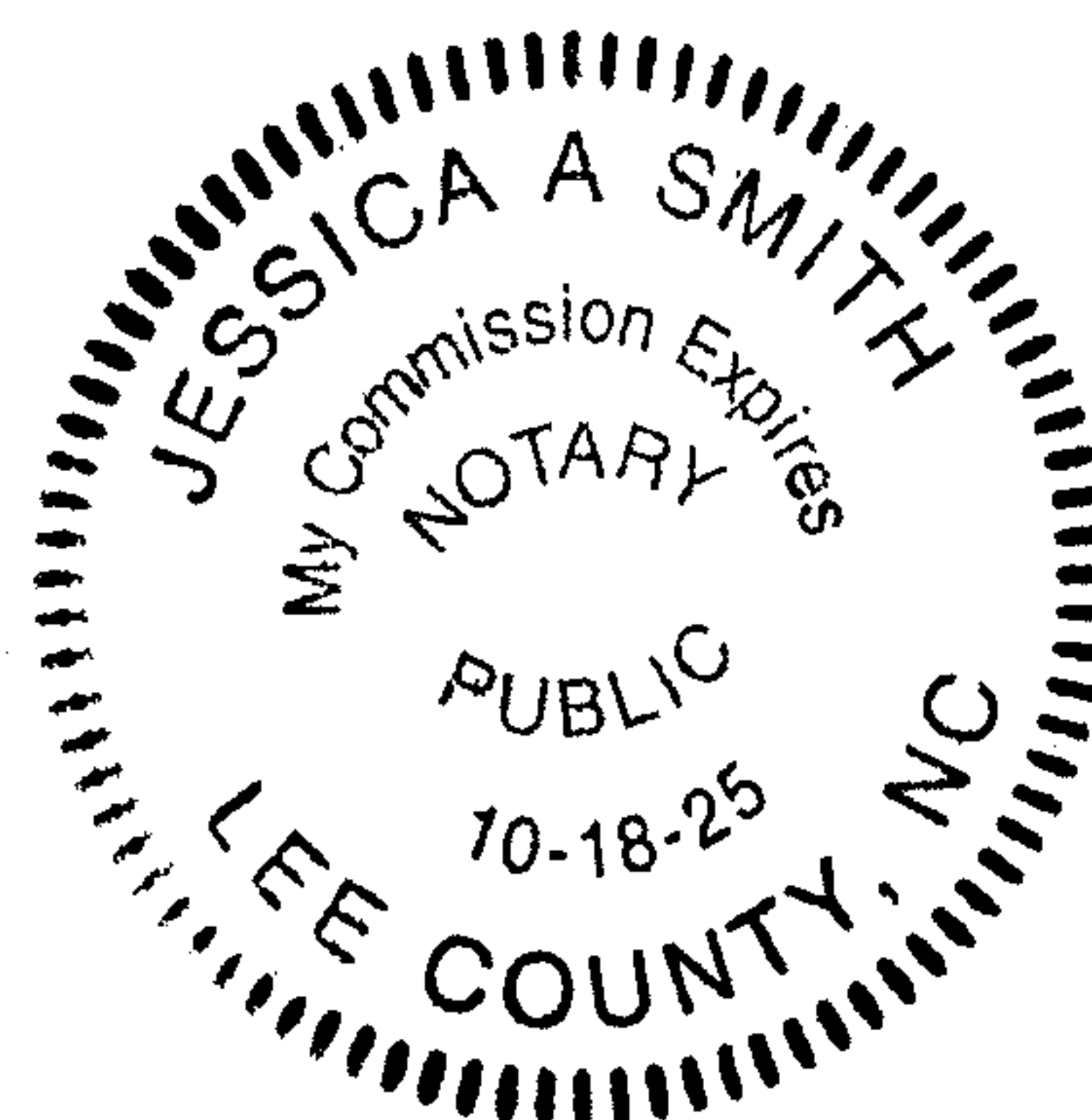


EXHIBIT A

Lot 2D of the Final Plat of Kensington Commercial, being a resurvey of the Survey of Lot 2 Kensington Apartments, as recorded in Map Book 53, Page 15, in the Probate Office of Shelby County, Alabama.



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
05/27/2021 08:20:03 AM  
\$34.00 CHARITY  
20210527000259710

*Allie S. Bayl*