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Prepared by and after recording, return to:  
Majors Management  
P.O. Box 1565  
Lawrenceville, GA 30046

### AGREEMENT AND RESTRICTIVE COVENANT

**THIS AGREEMENT AND RESTRICTIVE COVENANT** ("Restrictive Covenant") is made and entered into as of this 23 day of February 2026, (the "Effective Date"), between **EDWIN B. LUMPKIN, JR.** a resident of the State of Alabama with an address of 100 Metro Parkway, Pelham, AL 35124 ("Owner"), **CALERA BIZ, LLC**, an Alabama limited liability company, and **SHAMSHEER S. LADHANI**, jointly and severally (collectively, "Tenant"), and **ALLSTAR PETROLEUM, INC.**, a Georgia corporation, with an address of P.O. Box 1565, Lawrenceville, GA 30046 ("Supplier").

### WITNESSETH

WHEREAS, Owner has leased the premises located at **4520 Highway 31, Calera, AL 35046** more particularly described on Exhibit "A" which description is by reference made a part hereof (the "Premises") to Tenant;

WHEREAS, on January 23, 2026 Supplier and Tenant entered into that certain Contract Supply Agreement which gives Supplier the exclusive right to supply fuel to the Premises (the "Supply Agreement");

WHEREAS, Supplier has made certain expenditures towards the improvements placed upon the Premises in relation to certain fuel equipment and branding of the Premises;

NOW, THEREFORE, in consideration of the mutual promises and covenants between the parties and other good and valuable consideration this Restrictive Covenant is being executed and delivered to be filed on the deed records of Shelby County, Alabama as notice of the rights and options of Supplier in and to the Premises.

1. This Restrictive Covenant is executed, and is to be recorded in the Office of the Clerk of Superior Court of Shelby County, Alabama for the purpose of giving record notice of the existence of the Agreements and of the Supplier's exclusive rights to supply petroleum products to the Premises.

2. The term of this Agreement shall be five (5) years, commencing on the earlier of the first (1st) day of the month following the commencement of the branding term of Supplier's fuel supplier. The parties acknowledge and agree that the lease between Owner and Customer permits Customer to extend the lease for one (1) additional five-year term upon expiration of the initial term, subject to mutual agreement of the parties. In the event such lease extension is exercised, Owner agrees to amend and extend the Restrictive Covenant for an additional five (5) years, coterminous with the extended lease term.

3. Owner does hereby establish as a restrictive covenant running with the land, that during the Term that the Premises will be used as a retail fuel station, including ancillary uses, and that no petroleum products may be sold on the Premises which are not supplied by Supplier.

4. The parties agree that the Agreements shall run with the land and be binding upon the Owner and Tenant and their heirs, administrators, executors, successors and assigns.

IN WITNESS WHEREOF, the parties have executed this Restrictive Covenant under seal the date first listed herein.

Signed, sealed and delivered in the presence of:

*[Handwritten Signature]*  
Witness Signature

*[Handwritten Signature]*  
Notary Signature

"SUPPLIER"  
ALLSTAR PETROLEUM, INC.

By: *[Handwritten Signature]*  
Name: Scott A. Moon  
Its: Secretary

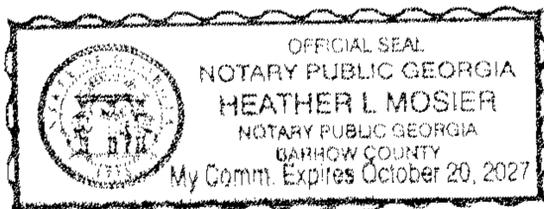
STATE OF Georgia  
COUNTY OF Barrow

ACKNOWLEDGMENT

The undersigned Notary Public for the State of Georgia does herewith certify that he/she saw the above named SCOTT A. MOON, who have properly identified themselves to the undersigned Notary Public, who did sign, execute and deliver the herein document for the uses and purposes set forth therein, freely and voluntarily on February 23, 2026

(affix seal)

*[Handwritten Signature]*  
Notary Name: Heather L. Mosier  
Notary Public for: SCOTT A. MOON  
My commission expires: 10/20/2027



Signed, sealed and delivered in the presence of:

“OWNER”

[Signature]  
Witness Signature

[Signature] (Seal)  
Edwin B. Lumpkin, Jr.

[Signature]  
Notary Signature

STATE OF ALABAMA

ACKNOWLEDGMENT

COUNTY OF SHELBY

The undersigned Notary Public for the State of ALABAMA does herewith certify that he/she saw the above named **EDWIN B. LUMPKIN, JR.**, who have properly identified themselves to the undersigned Notary Public, who did sign, execute and deliver the herein document for the uses and purposes set forth therein, freely and voluntarily on FEBRUARY 18, 2026

(affix seal)



Notary Name: BRIAN K MADDOX  
Notary Public for: Edwin B. Lumpkin, Jr.  
My commission expires: 01/28/2030

Signed, sealed and delivered in the presence of:

“CUSTOMER”  
CALERA BIZ, LLC

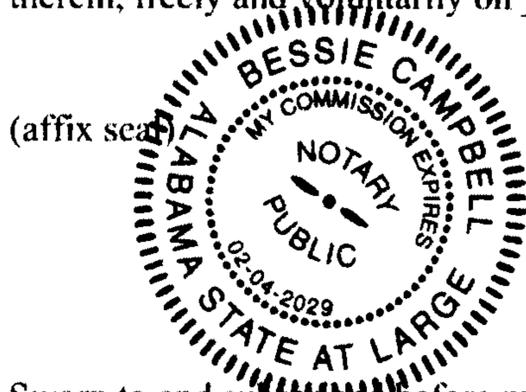
Jeff Crut  
Witness Signature  
Bessie Campbell  
Notary Signature

By: [Signature]  
Name: Shamsheer S. Ladhani  
Its: Manager

STATE OF Alabama  
COUNTY OF Chilton

ACKNOWLEDGMENT

The undersigned Notary Public for the State of Alabama does herewith certify that he/she saw the above named **CALERA BIZ, LLC**, who have properly identified themselves to the undersigned Notary Public, who did sign, execute and deliver the herein document for the uses and purposes set forth therein, freely and voluntarily on Jan 21, 2026.



Bessie Campbell  
Notary Name: Bessie Campbell  
Notary Public for: Shamsheer S. Ladhani  
My commission expires: 2/4/29

Sworn to and subscribed before me this the 21 day of Jan, 2026

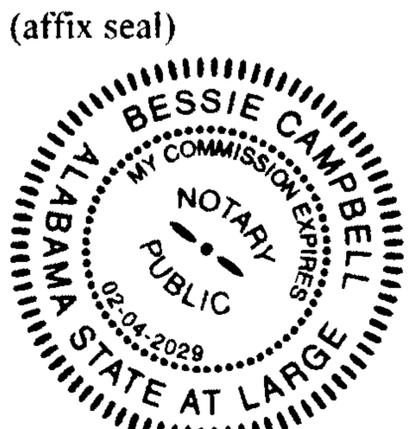
Jeff Crut  
Witness Signature  
Bessie Campbell  
Notary Signature

[Signature] (Seal)  
Shamsheer S. Ladhani

STATE OF Alabama  
COUNTY OF Chilton

ACKNOWLEDGMENT

The undersigned Notary Public for the State of Alabama does herewith certify that he/she saw the above named **SHAMSHEER S. LADHANI**, who have properly identified themselves to the undersigned Notary Public, who did sign, execute and deliver the herein document for the uses and purposes set forth therein, freely and voluntarily on Jan 21, 2026.



Bessie Campbell  
Notary Name: Bessie Campbell  
Notary Public for: Shamsheer S. Ladhani  
My commission expires: 2/4/29

EXHIBIT "A"

COM SW COR SW1/4 SE1/4 N497.68 TO POB SELY35.43 N26.82 NELY21.04  
NE74.2 E183.73 SE109.39 TO W ROW HWY#1 NW ALG ROW 238.15 T INT S  
ROW CO RD#22 NW ALG ROW 139.53 CONT ALG ROW 256.22 SLY 154.71 TO  
POB



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
02/24/2026 10:04:55 AM  
\$34.00 JOANN  
20260224000051830

*Allie S. Bayl*