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Doc#: 1007641038 Fee: \$48.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/17/2010 10:11 AM Pg: 1 of 7

This Instrument Was Prepared By
And after recording, return to:

Michael Sanchez
Shannon, Martin, Finkelstein & Alvarado, P.C.
1001 McKinney Street
Suite 1100
Houston, Texas 77002

Tax Parcel ID No: 19-06-100-001

M.G.R. TITLE

ACCESS AGREEMENT

This **Access Agreement** ("**Agreement**"), dated as of the 8th day of March, 2010, is by and between Equilon Enterprises LLC d/b/a Shell Oil Products US, a Delaware limited liability company ("**Seller**"), with offices located at Pennzoil North Tower, 700 Milam Street, Office 2069A, Houston, Texas 77002 and True North Energy, LLC, a Delaware limited liability company, with offices located at 5565 Airport Highway, Toledo, Ohio 43615 ("**Buyer**").

RECITALS

WHEREAS, Seller and Buyer are parties to that certain Asset Purchase and Sale Agreement dated as of the 8th day of March, 2010 (the "**Purchase Agreement**"), pursuant to which Seller has agreed to transfer to Buyer and Buyer has agreed to accept from Seller, all of Seller's right, title and interest in and to the Assets, including without limitation the Purchased Premises described on **Exhibit A** hereto (the "**Premises**"); and

WHEREAS, in accordance with the Purchase Agreement, Seller may require access to the Premises in connection with certain post-closing activities contemplated or required by the terms of the Purchase Agreement;

NOW, THEREFORE, in exchange for the mutual promises and considerations stated herein and in the Purchase Agreement and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Seller and Buyer agree as follows:

ARTICLE 1. DEFINITIONS AND PROCEDURES

1.1 **Definitions and Procedures.** Unless defined in this Agreement or the context shall otherwise require, terms used and not defined herein shall have the meanings set forth in **Schedule A** to the Purchase Agreement, and unless otherwise provided in this Agreement, all rules as to usage and procedural conventions set forth in **Schedule B** to the Purchase Agreement shall govern this Agreement.

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ARTICLE 2. GRANT OF LICENSE

2.1 Grant of License. (a) Buyer, as owner or tenant of the Premises, hereby grants a nonexclusive irrevocable license from the date of this Agreement to Seller, its employees, authorized agents and contractors, to enter the Premises to perform any and all post Closing activities contemplated by Section 4.6 (*UST System Matters*), Section 9.6 (*Future Conveyances/ Leases*), Section 9.8 (*Post Closing Arrangements Relating to Purchased Premises*), Article 12 (*Environmental Indemnification*) and Article 13 (*Cooperation and Performance of Environmental Remediation and Indemnification*) of the Purchase Agreement, which activities include, but are not limited to, tank removal or closure activities, remediation activities, and engineering or environmental studies, tests, survey, appraisals or inspections.

(b) This Agreement is intended and shall be construed only as a temporary license and is not intended to be a grant of an easement or any other interest in the Premises.

ARTICLE 3. COVENANTS

3.1 Assignment, Successor and Assigns. In the event Buyer's interest in the Premises is conveyed, transferred or in any way assigned in whole or in part to any other person or entity, whether by contract, operation of law or otherwise, Buyer shall (a) provide prior written notice to Seller of such conveyance or transfer; and (b) comply with the provisions of Section 9.6 of the Purchase Agreement (*Future Conveyances/Leases*).

ARTICLE 4. TERMINATION

4.1 Termination. This Agreement shall automatically terminate, without any further action of either Seller or Buyer, upon the later to occur of (a) termination of Seller's rights and obligations under Section 4.6 of the Purchase Agreement (*UST System Matters*) or (b) termination of Seller's obligation, if any, to indemnify Buyer or perform Remediation pursuant to Article 12 (*Environmental Indemnification*) and/or Article 13 (*Cooperation and Performance of Environmental Remediation and Indemnification*) of the Purchase Agreement.

ARTICLE 5. INDEMNIFICATION; LIMITATIONS

5.1 Indemnification. This Agreement is delivered pursuant to the Purchase Agreement and is subject to the provisions, including, without limitation, provisions relating to indemnification by Seller and by Buyer, and the limitations in respect of such indemnification set forth therein.

ARTICLE 6. MISCELLANEOUS

6.1 Dispute Resolution. All disputes between Seller and Buyer arising out of, relating to, or in connection with this Agreement, including, without limitation, any Claim or question relating to this Agreement's negotiation, performance, non-performance, interpretation or termination or the relationship between Seller and Buyer contemplated or established by this

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Agreement, shall be referred to and finally resolved pursuant to the dispute resolution provisions of **Schedule B** of the purchase agreement. This Section 6.1 shall survive indefinitely.

6.2 **Notice.** Any notice, consent, request, report, demand, or other document required to be given to one Party by the other shall be in writing and be delivered to or mailed to the receiving Party at its address and in the manner set forth in the Purchase Agreement.

6.3 **Environmental Investigation and Remediation.** Buyer agrees that Seller is under no obligation to Buyer to remedy or respond to any Environmental Condition at the Premises for which Seller is not responsible under the Purchase Agreement. Seller and Buyer agree that no provision of this Agreement shall expand Seller's obligations to respond to Environmental Conditions not specifically identified in the Purchase Agreement and shall not be construed to be an admission of liability, wrongdoing or violation of any law by Seller or Buyer or their predecessors, successors or permitted assigns.

6.4 **Governing Law.** This Agreement shall be construed in accordance with the internal laws of the State of Delaware, excluding any conflict of law principles that would direct application of the laws of another jurisdiction.

6.5 **Waiver.** No waiver by any party of any breach of the covenants and/or agreements set forth herein, or any rights or remedies provided hereunder and no course of dealing shall be deemed a continuing waiver of the same or any other breach, right or remedy, unless such waiver is in writing and is signed by the party sought to be bound. The failure of a party to exercise any right or remedy shall not be deemed a waiver of such right or remedy in the future.

6.6 **Collective Transaction.** Seller and Buyer acknowledge that this Agreement has been entered into and Seller and Buyer have agreed to perform post-Closing obligations under the Purchase Agreement in connection with, and in reliance on, the other party's execution of and agreement to perform under each of this Agreement, the Purchase Agreement and the Branding Agreement, which, in the case of this Agreement and the Branding Agreement, run with and burden the Purchased Premises.

[Signatures appear on the following page.]

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IN WITNESS WHEREOF, the Parties have executed this Agreement to be effective as of the dates set forth above.

"SELLER":

EQUILON ENTERPRISES LLC
d/b/a Shell Oil Products US

By: *Scott C. David*
 Name: Scott C. David
 Title: JV Formation Manager

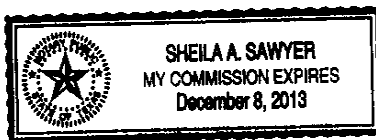
Property of Cook County Clerk's Office

STATE OF TEXAS)
) SS.
 COUNTY OF HARRIS)

On this 5th day of March, 2010, before me appeared Scott C. David, to me personally known, who, being by me duly sworn did say that he is the JV Formation Manager of Equilon Enterprises LLC d/b/a Shell Oil Products US, a Delaware limited liability company, and that said instrument was signed on behalf of said limited liability company.

Sheila A. Sawyer
 Notary Public in and for the
 State of Texas

My commission expires:



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BUYER

TRUE NORTH ENERGY, LLC

By: The Lyden Company, its member

By: *W.G. Lyden III*
Name: W. G. Lyden III
Title: Chief Executive Officer

STATE OF OHIO)
) SS.
COUNTY OF LUCAS)

On this 4th day of March, 2010, before me appeared W.G. Lyden III, to me personally known, who, being by me duly sworn did say that he is the Chief Executive Officer, of The Lyden Company, member of TRUE NORTH ENERGY, LLC a Delaware limited liability company, and that said instrument was signed on behalf of said limited liability company.

Karen S. Wainer
Notary Public in and for the
State of _____

My commission expires:



KAREN S. WAINER
Notary Public, State of Ohio
My Commission Expires 06-04-2011

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137183Exhibit A
Legal Description**CHICAGO TITLE INSURANCE COMPANY**ORDER NUMBER: 1401 008426219 D1
STREET ADDRESS: 3901 S HARLEM
CITY: STICNEY COUNTY: COOK
TAX NUMBER: 19-06-100-001-0000**LEGAL DESCRIPTION:**

THE ESTATE OR INTEREST IN THE LAND DESCRIBED BELOW AND COVERED HEREIN IS: THE LEASEHOLD ESTATE (SAID LEASEHOLD ESTATE BEING DEFINED IN PARAGRAPH 1.c. OF THE ALTA LEASEHOLD ENDORSEMENT(S) ATTACHED HERETO), CREATED BY THE INSTRUMENT HEREIN REFERRED TO AS THE LEASE DATED MAY 23, 1972 BETWEEN THE KING REALTY CO., AN ILLINOIS CORPORATION, AS LESSOR, AND SHELL OIL COMPANY, A DELAWARE CORPORATION, AS LESSEE, A MEMORANDUM OF WHICH WAS RECORDED FEBRUARY 22, 1973 AS DOCUMENT 22227924; (i) AS SUPPLEMENTED BY THE AGREEMENT SUPPLEMENTING LEASE DATED AUGUST 10, 1983, BETWEEN THE KING REALTY CO. AND SHELL OIL COMPANY AND RECORDED AUGUST 19, 1983 AS DOCUMENT 26741336, (ii) AS AMENDED BY THE AGREEMENT AMENDING LEASE DATED FEBRUARY 28, 1994 BETWEEN THE KING REALTY CO. AND SHELL OIL COMPANY AND RECORDED JULY 14, 1994 AS DOCUMENT 94516080; (iii) AS ASSIGNED TO EQUILON ENTERPRISES LLC BY THE ASSIGNMENT OF LEASE DATED JUNE 18, 1998 BUT EFFECTIVE JULY 1, 1998, BETWEEN SHELL OIL COMPANY AND EQUILON ENTERPRISES LLC AND RECORDED APRIL 5, 1999 AS DOCUMENT 99323266; AND (iv) AS AMENDED BY THE AGREEMENT AMENDING LEASE DATED OCTOBER 10, 2003, BETWEEN THE KING REALTY CO. AND EQUILON ENTERPRISES LLC.

AGREEMENT SUPPLEMENTING LEASE RECORDED AUGUST 19, 1983 AS DOCUMENT 26741336.

ASSIGNMENT OF LEASE TO EQUILON ENTERPRISES, L.L.C., A DELAWARE LLC, RECORDED APRIL 5, 1999 AS DOCUMENT 99323266.

ASSIGNMENT OF LEASE TO TRUE NORTH ENERGY, LLC, RECORDED ~ AS DOCUMENT ~.

THAT PART OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 38 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SECTION 6 AFORESAID; THENCE SOUTH ALONG THE WEST LINE OF SAID SECTION 291.10 FEET; THENCE EAST ON A LINE PARALLEL WITH THE NORTH LINE OF SAID SECTION 6, 200.00 FEET; THENCE NORTH 291.10 FEET TO A POINT IN THE NORTH LINE OF SAID SECTION, 200.00 FEET EAST OF THE NORTHWEST CORNER THEREOF; THENCE WEST ON THE NORTH LINE OF SAID SECTION 6, TO THE PLACE OF BEGINNING (EXCEPT THAT PART THEREOF LYING NORTHERLY AND WESTERLY OF THE FOLLOWING DESCRIBED LINE: COMMENCING AT A POINT ON THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP AND RANGE AFORESAID, SAID POINT LYING 200 FEET EAST OF, MEASURED ALONG SAID NORTH LINE, THE NORTHWEST CORNER OF SAID SECTION 6; THENCE SOUTHERLY ALONG SAID STRAIGHT LINE, PARALLEL WITH AND DISTANT 200 FEET FROM THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 6 TO THE POINT OF BEGINNING OF THIS EXCEPTION, SAID POINT BEING 17 FEET SOUTH OF THE SOUTH RIGHT OF WAY LINE OF PERSHING ROAD AS IT EXISTED ON FEBRUARY 20, 1973; THENCE WESTERLY ALONG A STRAIGHT LINE 17 FEET

(CONTINUED)

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Exhibit A
continued

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Final
137183



CHICAGO TITLE INSURANCE COMPANY

ORDER NUMBER: 1401 008426219 D1
STREET ADDRESS: 3901 S HARLEM
CITY: STICNEY COUNTY: COOK
TAX NUMBER: 19-06-100-001-0000

LEGAL DESCRIPTION:

SOUTH OF AND PARALLEL WITH SAID SOUTH RIGHT OF WAY LINE OF PERSHING ROAD TO A POINT 30 FEET EAST OF THE EAST RIGHT OF WAY LINE OF HARLEM ROAD AS IT EXISTED ON FEBRUARY 20, 1913; THENCE SOUTHWESTERLY ALONG A STRAIGHT LINE A DISTANCE OF 28.28 FEET, MORE OR LESS, TO A POINT BEING 37 FEET SOUTH OF SAID SOUTH RIGHT OF WAY LINE OF PERSHING ROAD AND BEING 10 FEET EAST OF SAID EAST LINE OF HARLEM ROAD; THENCE SOUTHERLY ALONG A STRAIGHT LINE PARALLEL WITH AND 10 FEET EAST OF SAID EAST RIGHT OF WAY LINE OF HARLEM AVENUE TO A POINT 291.1 FEET SOUTH OF THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 6), IN COOK COUNTY, ILLINOIS.

RECORDED AT Cook County Clerk's Office