This instrument was prepared by:
Reesa D. Hedrick, Esq.

When recorded, return to:
Shannon Martin Finkelstein & Alvarado, P.C.
Attn. Reesa D. Hedrick
1001 McKinney Street, Suite 1100
Houston, Texas 77002

APN: 08-12-405-039-0000

CC# 137114

WAIVER OF RIGHT OF FIRST REFUSAL

WHEREAS, by Special Warranty Deed, dated effective March 8, 2010, recorded on

March 15, 2010 with the Cook County Recorder of Deeds as Document No. 1007441137

("Deed"), Equilon Enterprises LLC, d/b/a Shell Oil Products US, a Delaware limited liability

company ("Equilon") did convey to True North Energy, LLC, a Delaware limited liability

company ("TNE") the property commonly known as 1050 East Northwest Highway, Mount

Prospect, Cook County, Illinois, more particularly described in attached Exhibit "A" and in said

Deed ("Premises");

WHEREAS, the Deed provided for a Right of First Refusal ("ROFR") in favor of

Equilon for a period continuing until December 31, 2030 as further set forth in said Deed;

WHEREAS, TNE has properly notified Equilon that it has received a bona fide offer for

the Premises from, and desires to convey the Premises to George Zervos ("Zervos"); and

1

WHEREAS, TNE has requested that Equilon waive said ROFR as to this conveyance to Zervos, and Equilon, for itself, its successors and assigns, has agreed to waive the same.

NOW, THEREFORE, for good and valuable consideration received and hereby acknowledged, Equilon, for itself, and its successors and assigns does hereby waive that certain ROFR as set forth in said Deed as to the current transaction between TNE and Zervos. However, Equilon reserves its ROFR for the duration of its term as to any subsequent or future transaction governing the Premises. Except as expressly set forth in this Waiver all other terms and conditions of the Deed, and of all other agreements between Equilon and TNE, and their respective successors and assigns, shall remain in full force and effect according to their terms.
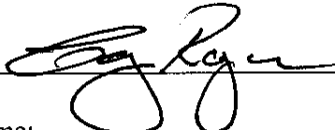
(Signature and Acknowledgement on Following Page)

2

IN WITNESS WHEREOF, Equilon has executed this Waiver on the ____13ᵗʰ____ day of

____September____ , 2010.

"Equilon":

EQUILON ENTERPRISES LLC

By: _____

Name: _____
         Gary J. Ragusa
         NA Real Estate Manager
Title: _____

State of Texas   §
                    §
County of Harris   §

On __September__ __13__. 2010, before me __M. Francie Sargent__, Notary Public, personally appeared __Gary J. Ragusa_____, personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity as __NA Real Estate Mgr.__, 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.

WITNESS my hand and official seal.

(SEAL)

M FRANCIE SARGENT
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES
MAY 21, 2013
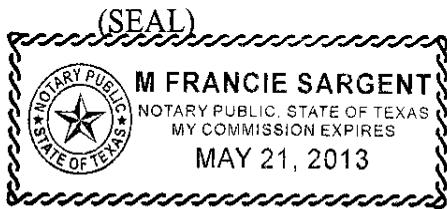
_____
Notary Public in and for the State of Texas

3

EXHIBIT "A"
Attached to Waiver of ROFR

Legal Description of the Premises

Tax Number: 08-12-405-039-0000

Lot 1 in Logan's Re-subdivision of Lots 59 (except the Westerly 3 feet 1 inch thereof) 60, 61, 62 and 63 in Maplewood Heights, being a subdivision of the East 15.00 chains of that party lying North of the Chicago and Northwestern Railway of the Southeast ¼ of Section 12 (except the Southerly 66 feet for road) also in Block 26 in Busse's Eastern Addition to Mount Prospect in the East ½ of Section 12, all in Township 41 North, Range 11 East of the Third Principal Meridian according to plat of Logan's Re-subdivision aforesaid Registered in the Office of the Registrar of Titles of Cook County, Illinois on October 7, 1977 as Document 2972706.

Address: 1050 E. Northwest Hwy
Mt. Prospect, IL

Pin: 08-12-405-039-0000

4