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Facsimile memorandum of
Subordination Agreement



Doc#: 1411848021 Fee: \$42.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Karen A.Yarbrough
Cook County Recorder of Deeds
Date: 04/28/2014 03:22 PM Pg: 1 of 3

PIN: 28-23-200-034-0000
LEGAL:

LOTS 1 AND 2 IN BLOCK 8 IN H.W. ELMORE'S KEDZIE AVENUE RIDGE BEING A
SUBDIVISION OF THE NORTHEAST ¼ AND THE SOUTHEAST ¼ OF SECTION 23,
TOWNSHIP 36 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK
COUNTY, ILLINOIS.

Commonly known as: 3553 West 159th Street, Markham, Illinois 60428

This instrument was prepared by, and after recording should be returned to:

John Conway, Esq.
Sullivan Hincks & Conway
122 West 22nd Street, Suite 100
Oak Brook, IL 60523
(630) 573-5021

Filing Instruction:

- (1) This document must be recorded with the recorder of the county in which the real estate held by this trust is located.
- (2) The recorded original or a stamped copy must be delivered to the trustee with the original assignment to be lodged.



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SUBORDINATION AGREEMENT

This subordination agreement (this "Agreement") is made as of 1st day of January, 2014 between World Fuel Services, DBA: Texor Petroleum at 3340 S. Harlem Ave. Riverside, Illinois 60546 ("Senior Lender") and United Partners Inc, at 3553 W. 159th ST. Markham IL 60430.

Recitals

- A. Senior Lender (Texor) has entered into Retail Dealer Petroleum Purchase Agreement ("Supply Agreement") by and between World Fuel Services, Inc DBA: Texor Petroleum and the borrower Maple Petroleum Inc an Illinois corporation and Arian Mirzakhail whose address is 7241 N. Claremont Ave. Chicago IL 60645.
- B. Subordinated Landlord is leasing the Gas Station located at 3553 W. 159th ST. Markham IL 60430 to the lessee (Maple Petroleum Inc.) Arian Mirzakhail on a separate lease agreement.
- C. Maple Petroleum Inc will continue/resume the Supply Agreement.
- D. In case Maple Petroleum Inc. fails to perform under the Supply Agreement, in such a situation, United Partners, or its assignee if acceptable to Senior Lender, will assume all obligations under the Supply Agreement with Senior Lender for the remaining period of the contract. United Partners will not be responsible for any for any fuel purchases under the supply agreement of Maple Petroleum Inc..
- E. United Partners will be obligated to fulfill its financial obligations to Senior Lender under the Supply Agreement.
- F. Senior Lender is forwarding to United Partners \$35,000.00 (thirty five thousand dollars) as a signing bonus and another \$ 6,000.00 (Six thousand dollars) for upgrading the Ruby POS (Sapphire).
- G. Senior Lender will be allowed to file UCC against the property located at 3553 W. 159th ST. Markham IL 60430 for United Partners financial obligations for the signing bonus, Ruby POS, and Marathon Image, which could be up to \$55,000.00 only. Senior Lender will inform United Partners about UCC filing prior to its filing.



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Petroleum Company

The Supply Agreement and UCC will have priority over any obligations owed to United Partners by any party for the premises located at 3553 W. 159th ST. Markham IL 60430.

United Partners Inc.

World Fuel Services, Inc. d/b/a Texor Petroleum

By [Signature]

By [Signature]

Name: JAY SIDDIQI

Name: Barry J. Trilla

Title: PRESIDENT

Title: President Texor Division

Date: 4-1-14

Date: 4/1/14

By: [Signature]

Name: Jay Siddiqi

By: [Signature]

Name: Mirza Baig