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ASSIGNMENT OF LEASE

THIS IS AN ASSIGNMENT dated February 28, 1986, between TEXACO REFINING AND MARKETING INC., a Delaware corporation, ("TEXACO") and MOBIL OIL CORPORATION, a New York corporation, ("MOBIL").

TEXACO for valuable consideration received from MOBIL, hereby assigns to MOBIL all of TEXACO's right, title and interests (including any options) in, to and under the Lease dated March 1, 1965, between Oliver B. Dietrich and Hazel Dietrich as Lessors and TEXACO covering the Premises located at Golf & Greenwood, in the City of Des Plaines, County of Cook, State of Illinois, and described in the Lease which was recorded March 16, 1966, Document Number 19767475, in the Office of the Recorder of that County.

MOBIL hereby: (a) accepts this Agreement; (b) personally assumes all TEXACO's obligations arising out of such Lease; and (c) agrees to indemnify TEXACO against all loss, liability and expense (including attorneys fees and costs of court) on account of any breach or claim of breach of lessee's obligations under said Lease arising from acts or omissions occurring subsequent to this assignment.

1ST AMERICAN TITLE ORDER

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TEXACO covenants and warrants that, as of the effective date of this Assignment: (1) the Lease is valid and in full effect, (2) the Lease is free of all liens and encumbrances, (3) TEXACO has the right to assign the same, (4) all rents payable thereunder have been paid current, and (5) all of TEXACO's obligations thereunder have been fully performed.

EXECUTED as of the date first herein specified.

WITNESS:

By: *C. S. [Signature]*

WITNESS:

By: *D. J. [Signature]*

TEXACO REFINING AND MARKETING INC.

By: *[Signature]*

Title: REGIONAL MANAGER MARKETING

MOBIL OIL CORPORATION

By: *[Signature]*

Title: Vice President

FORM APPROVED
917
J. L. FRANKS

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STATE OF Illinois)
COUNTY OF DuPage) ss.

I, Laurence Kalogh, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that F. B. Stouly, personally known to me to be the Regional Mgr. of Texaco Refining and Marketing Inc., the corporation, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Regional Mgr., pursuant to authority, given by the Board of Directors of said corporation as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 25th day of February, 1986.

Laurence Kalogh
Notary Public Comm. Exp. 11-14-87

STATE OF Virginia)
COUNTY OF Fairfax) ss.

I, Laurence M. Owens, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that H. B. [unclear], personally known to me to be the Acting Mgr. of the Nat. Oil & Pobil Oil Corporation, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Acting Mgr. of the Nat. Oil & Pobil Oil Corporation, pursuant to authority, given by the Board of Directors of said corporation as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 26th day of February, 1986.

Laurence M. Owens
Notary Public

My Commission Expires September 9, 1988

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BOX 198

See John L.

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09-11-300-039 *dm*
09-11-300-030

The South 176.68 feet of the East 125 feet of the tract of land described as the West 211 feet of the East 261 feet of the North 176.68 feet of the South 226.68 feet of the South 8.89 chains of the West half of the Southwest quarter of Section Eleven (11), Township Forty-one (41) North, Range Twelve (12), East of the Third Principal Meridian, excepting therefrom that part thereof condemned per Court Case No. 60-S-9982, dated September 12, 1960, described as follows:

Beginning at the point of intersection of the North line of Evanston-Elgin Road with the West line of Greenwood Avenue as the same are now located and established; thence West, along the North line of Evanston-Elgin Road a distance of 48.21 feet to a point of curvature; thence Northeasterly along a curved line concave to the Northwest, having a radius of 50.00 feet and with a central angle of 87° 55" tangent with said north line of Evanston-Elgin Road a distance of 76.76 feet to a point of tangency in said West line of Greenwood Avenue; thence South along said west line of Greenwood Avenue a distance of 48.21 feet to the point of beginning; in Cook County, Illinois.

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ADDITIONAL

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ASSIGNMENT OF LEASE

Reference is hereby made to that certain instrument of conveyance styled "General Assignment, Conveyance, Bill of Sale and Transfer", a copy of which is incorporated by reference herein as Exhibit " A " and made a part hereof, dated, executed and delivered on December 31, 1984 whereby TEXACO INC. as Assignor, assigned unto TEXACO REFINING AND MARKETING INC. as Assignee, among other properties, a lease for the real property hereinafter more specifically described. Assignor, in furtherance of its express covenant in said instrument of assignment to execute and deliver to Grantee all such further instruments of conveyance, assignment, and transfer and all such notices, releases, acquittances, and other documents, and to do all such other acts and things, as may be necessary more fully or specifically to convey and assign to and vest in Grantee, its successors and assigns, title to all and singular the properties, assets and rights hereby conveyed, assigned, or transferred", does by these presents ratify, confirm and adopt all of the terms and provisions of said instrument of assignment and for value received, TEXACO INC., a Delaware corporation, with offices at 4601 DTC Blvd. Denver, Colorado 80237 hereby assigns, transfers and sets over to TEXACO REFINING AND MARKETING INC., a Delaware Corporation, with offices at 4601 DTC Blvd. Denver, Colorado 80237, effective December 31st 1984, all of its rights, title and interest in and to that certain lease dated October 29, 1957 and recorded May 15, 1958 as Document Number 17206148 from Marie K. Solick (whose interest is now vested in August Luley, Herbert Zinn and Ruth Zinn, Jeanne Hogan, and Marjorie Keller) to Texaco Inc. (formerly The Texas Co.), covering a tract of

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