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date hereof. any and all limitations set forth in the Lease from and after the conditions and covenants of Assignor under the Lease subject to agrees to assume and perform all of the obligations, terms, Assignee hereby accepts the foregoing assignment and

Assignee all of its right, title and interest in, to and under the Lease from and after the date hereof; and Assignor hereby assigns, transfers and conveys into

aufitciency of which are hereby acknowledged: NOW, THEREFORE, for valuable consideration, the receipt and

after the date hereof. perform all of Assignor's obligations under the Lease from and under the Lease and Assignee intends to assume and agree to Assignee all of Assignor's right, title and interest in, to and 31, 1989, Assignor intends to assign, transfer and convey to Inc., The UNO-VEN Company and Lemont Carbon, Inc. dated October VPHI Midwest, Inc., Union oil Company of California, Midwest 76, Contribution Agreement among Venezuelin Petroleum Holdings, Inc., Pursuant to that certain Asset Purchase and

Sublease to Scot Lad Foods, Inc. dated June 27, 1972. known as 385 sauk Trail, First Forest, Illinois and more particularly described in Exhibit A. The Lease is subject to a SI, 1970 ("Lease") with respect to certain premises commonly and Assignor are partice to that certain Lease dated September Agreement dated September 21, 1970 and known as Trust No. 55823, Chicago Chile and Trust Company, as Trustee under Trust

#### EECILFFE:

VEW Compary, an Illinois general partnership ("Assignee"). California a California corporation ("Assignor") and The UNOexecuted this lat day of December, 1989, by Union oll Company of inta Assignment and Assumption Agreement is made and

Park Forest, Illinois. for property located at 385 Sauk Trail, dated September 21, 1970 and known as Trust No. 55823, as Trustee under Trust Agreement between Unocal and Chicago Title and Trust Company, Lease dated September 21, 1970

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#### ASSIGNMENT AND ASSUMPTION AGREEMENT

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TIFIG: Yesistsur Secretary C.J. Maurer

DOOR COOK CO LUG INO-VEN COmpany a General Partner of UNION OIL COMPANY OF CALIFORNIA,

TIFIG: SECREFURA Jose M. Portas

> The UNO-VEN Company a General Partner of ABHI WIDMESL' INC

Name Flery Flening Title: Word-President

The unb-v

Title: Assistant Secretary

Name: C.J. Maurer

corporation (d/b/a Unocal) CALIFORNIA, a California CHION OIF CONBYNK OF

Illinois general partnership THE UNO-VEN COMPANY, an

first above written. Assignment and Assumption Agreement to be executed as of the date IN MILNEZE MHEREOL' Yestduor and Assignee have caused this

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STATE OF ILLINOIS ) ) SS.	
COUNTY OF COOK	
I,, a Notary Public in and for said County	
aforesaid, do hereby certify that JOSE M. PORTAS, Secretary of VPHI MII a Delaware corporation, a general partner of THE UNO-VEN COMPAN general partnership personally known to me to be the same person will subscribed to the foregoing instrument as such officer, appeared before merson and acknowledged that he signed and delivered such instrument as and voluntary act and as the free and voluntary act of said corporation, for purposes set forth therein; and the officer also then and there acknowledge custodian of the corporate seal of said corporation, affixed the same to trinstrument as his free and voluntary act and as the free and voluntary corporation, for the uses and purposes set forth therein.  GIVEN under my handlend notarial seal this	DWEST, INC., Y, an Illinois nose name is ne this day in his own free the uses and ad that he, as the foregoing act of said
Indission ap sea 20.1991 Notary Public	In_
My Commission Expires:	
STATE OF ILLINOIS ) SS. COUNTY OF COOK )	
I, JOYCE LANDAU , a Notary Public in and for said County	in the Oters
aforesaid, do hereby certify that ELERY FLEMING, Vice-President of MINC., a general partner of THE UNO-VEN COMPANY an Illinois general personally known to me to be the same person whose name is subscribered instrument as such officer, appeared before me this day in acknowledged that he signed and delivered such instrument as his ovoluntary act and as the free and voluntary act of said corporation, for purposes set forth therein; and the officer also then and there acknowledge custodian of the corporate seal of said corporation, affixed the same to the instrument as his free and voluntary act and as the free and voluntary corporation, for the uses and purposes set forth therein.  GIVEN under my hand and notarial seal this day of the same to the corporation, for the uses and purposes set forth therein.	partnership, ribed to the person and on free and the uses and d that he, as the foregoing
Notary Public	rfa

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STATE OF ILLINOIS

SS.

COUNTY OF COOK

1, Mean Joan Sparro, a Notary Public in and for said County in the State aforesaid, do hereby certify that C.J. MAURER, Assistant Secretary of Union Oil Company of California, a California corporation, a general partner of THE UNO-VEN COMPANY, an Illinois general partnership, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such officer, appeared before me this day in person and acknowledged that he signed and delivered such instrument as his own free and voluntary act and as the free and voluntary act of said corporation, for the uses and purposes set forth therein; and the officer also then and there acknowledged that he, as custodian of the corporate seal of said corporation. affixed the same to the foregoing instrument as his free and voluntary act and as the free and voluntary act of said corporation, for the uses and purposes set forth therein.

GIVI N under my hand and notarial seal this day of Permoer, 1989. de. Ox Cook C

My Commission Expires Feb. 28, 1990
My Commission Expires:

STATE OF ILLINOIS

**COUNTY OF COOK** 

I, Mema man por roul, a Notary Public in and for said County in the State aforesaid, do hereby certify that C.J. MAURER, ASSISTANT SECRETARY of Union Oil Company of California, a California corporation, perionally known to me to be the same person whose name is subscribed to the foregoing instrument as such officer, appeared before me this day in person and acknowledged that he signed and delivered such instrument as his own free and voluntary act and as the fame and voluntary act of said corporation, for the uses and purposes set forth therein; and the officer also then and there acknowledged that he, as custodian of the corporate seal of said corporation, affixed the same to the foregoing instrument as his free and voluntary but and as the free and voluntary act of said corporation, for the uses and purposes set in the therein.

GIVEN under my hand and notarial seal this day de xcember, 1985.

My Commission Mighausission Expires Feb. 28, 1990

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#### EXHIBIT A

III c.4

385 Sauk Trail Park Forest, IL

Leasehold estate created by that certain Indenture of Lease made by Park Forest Homes, Inc., a Corporation of Illinois, as Lessor the Pure Oil Company, an Ohio Corporation, as Lessee dated June 24, 1954 and recorded March 12, 1955 as Document 16178523 demising and leasing for a term of 20 years beginning July 1, 1954 and ending June 30, 1974, the premises described as follows:

That part of Cut'ot 'R' in Block 95 of the Village of Park Forest Area No. 4 being a subdivision of part of the East 1/2 of Section 35 and the West 1/2 of Section 36, Township 35 North, Earge 13 East of the third principal meridian, described as follows:

Beginning at a point on the East line of Blackhawk Drive 136.06 feet North of the South West Corner of said Outlot R; thence North 0 degrees 33 minutes 01 seconds West along the East line of Blackhawk Drive, 150 feet; thence Northeasterly on a curve convex to the North West and having a radius of 25 feet, a distance of 43.54 feet to a point on the Southerly line of Sauk Trail; thence South 80 degrees 44 minutes 52 seconds East on the Southerly line of Sauk Trail 37.16 feet of a point of curve; thence Southeasterly on a curve convex to the Northerly and having a radius of 819.87 feet and a distance of 112.83 feet to a point (the last described curve is on the Southerly line of Sauk Trail); thence South 0 degrees 33 minutes 1 seconds East on a line parallel to the East line of said Blackhawk Drive, 141.50 feet; thence South 89 degrees 16 minutes 59 seconds West on a line 90 degrees from the last described line, 175.40 feet to the place of beginning, all in Cook County, Illinois.

Subject to the following permitted encumbrances:

- 1. A lien for general taxes and special assessments, if any, not yet due and payable.
- 2. Matters which would be disclosed by an accurate survey.
- 3. Covenants, conditions and restrictions contained in the Plat of Subdivision of part of Village of Park Forest Area No. 4 dated January 22, 1951 and recorded June 25, 1951 as Document 15107640.
- 4. Public utilities essement dated January 22, 1951 and recorded June 25, 1951 as Document 15107640.
- 5. Covenants, conditions and restrictions as set forth in the non-disturbance, attornment and subordination agreement dated September 17, 1970 and recorded November 6, 1970 as Document 21310872.
- 6. Declaration and disclaimer by Park Forest Homes, Inc., a Corporation of Illinois, dated November 19, 1953 and recorded November 24, 1953 as Document 15777988.

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- 7. Unrecorded Lease dated June 17, 1959, demising Outlot 'R' except part of Outlot 'R' described in Lease recorded as Document 16178523.
- 8. Easements for public utilities created by Instruments recorded as Document 14159572, and as Document 14169161, as Document 14863077.
- 9. Various and sundry easements for utilities created by Grant dated February 18, 1948 and recorded May 16, 1949 as Document 14552823.
- 10. Lease dated September 21, 1970 between Brengle, Inc. and Sharyn Building Corporation.
- 11. Sublease dated June 27, 1972 between Union Oil Company and Rudy's Markets, Inc.
- Assignment of Lease dated December 1, 1989 between Union Oil Company of California and The Uno-Ven Company. 12. 5xCoot County Clark's Office

Tax No.: 31-35-206-001 0000

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