

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:

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GRANTOR'S INFORMATION: Sparshil Bhatt, 9840 Tanglewood Court, Munster, IN 46321; Ph: (219) 308-6914

GRANTEE'S INFORMATION: Huron Smith Oil Co., Inc., P. O. Drawer 1569, Batesville, MS 38606
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INDEXING INSTRUCTION: Lot 2, First Revision, Smith's Commercial Subdivision, situated in Sections 3 and 4, Township 2 South, Range 9 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 94, Page 35, in the Office of the Chancery Clerk of DeSoto County, Mississippi

EXCLUSIVE MOTOR FUEL RIGHTS

STATE OF MISSISSIPPI

COUNTY OF DESOTO

WHEREAS, SPARSHIL BHATT ["Owner"] owns the following described real property

["Property"] located in DeSoto County, Mississippi, to-wit:

The following described real estate lying and being situated in DeSoto County, Mississippi, and being more particularly described as follows, to wit:

2.0 acres being part of the Northwest Quarter of Section 3 and part of the Northeast Quarter of Section 4, Township 2 South, Range 9 West, DeSoto County, Mississippi, and described as follows:

Commencing at the Northeast corner of Section 4, Township 2 South, Range 9 West. Thence North 90 degrees 00 minutes West 167.96 feet along the North line of said quarter section to a point. Thence South 00 degrees 00 minutes East 656.75 feet to a concrete right of way marker on the Northeast right of way of Delta View Road. Said point being in the West line of said 2.0 acres and the point of beginning. Thence North 24 degrees 05 minutes 26 seconds East 60.59 feet along the Northeast right

of way of Delta View Road to a concrete right of way marker. Thence South 81 degrees 08 minutes 56 seconds East 381.76 feet to a point in a ditch (point marked by a 3/8" rebar set 25 feet West on line). Thence South 10 degrees 10 minutes 57 seconds West 250.0 feet along said ditch to a point (point marked by a 3/8" rebar set 20 feet West on line). Thence North 79 degrees 49 minutes 03 seconds West 290.67 feet to a concrete right of way marker on the Northeast right of Delta View Road. Thence North 19 degrees 53 minutes 18 seconds West 210.67 feet along said right of way to the point of beginning. (Being Lot 2, First Revision, Smith's Commercial Subdivision as per the Plat thereof in Plat Book 94 at Page 35 in the Office of the Chancery Clerk of DeSoto County, Mississippi.)

WHEREAS, WALLS RETAIL MANAGEMENT, LLC ["Walls Retail"], a Mississippi limited liability company, operates a convenience store on the Property pursuant to an agreement with the Owner and Walls Retail has or is entering into an agreement with HURON SMITH OIL CO., INC. ["Smith"] for Walls Retail to purchase motor fuel from Smith for Walls to sell at its retail establishment on the Property; and

WHEREAS, in order for Smith to enter into the agreement with Walls Retail and satisfy Smith's obligations with Citgo, it is necessary that Smith have exclusive rights to sell gasoline and motor fuel at the Property for a period of seven (7) years from and after the date that the agreement with Walls Retail becomes effective (which will be the date that Citgo branding is complete and the specifications are approved by Citgo); and

WHEREAS, the Owner desires that Walls Retail (and its successors, if any) sell motor fuel from their business on the Property and further desires that Smith serve as the wholesale distributor to the retail business selling the motor fuel.

NOW, THEREFORE, for good and valuable consideration Owner does hereby and by these presents contract, covenant and agree with, to, and in favor of HURON SMITH OIL CO., INC. as follows:

1.

That all motor fuel that is sold from the Property shall be purchased from HURON SMITH OIL CO., INC. This exclusive right in favor of HURON SMITH OIL CO., INC. shall be for a period of seven (7) years commencing on the date that Citgo approves the branding and specifications for WALLS RETAIL MANAGEMENT, LLC.

2.

This exclusive right granted to HURON SMITH OIL CO., INC. shall run with the land for and during said seven (7) year period.

3.

The Owner approves of her tenant, WALLS RETAIL MANAGEMENT, LLC, entering into a Motor Fuel Sales Agreement with HURON SMITH OIL CO., INC. related to Walls Retail's purchase of gasoline and motor fuel from HURON SMITH OIL CO., INC.

This the 12th day of March, 2012.

Sparsheil Bhatt
SPARSHIL BHATT

STATE OF Mississippi

COUNTY OF De Soto

Personally appeared before me, the undersigned authority in and for the said County and State, on this 12th day of March, 2012, within my jurisdiction, the within named SPARSHIL BHATT, who acknowledged that she executed the above and foregoing instrument.



[Signature]
NOTARY PUBLIC

My Commission expires: Oct. 6/2014