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LAWYERS TITLE INS. CORP.
7685 BROADWAY
MERRILLVILLE, IN 46410

State of Indiana
County of LAKE

TERM AND OPEN END LEASEHOLD MORTGAGE,
SECURITY AGREEMENT AND FIXTURE FILING

THIS MORTGAGE ("Mortgage") dated as of the 20th day of October, 1987 made by THE SOUTHLAND CORPORATION, a Texas corporation ("Southland" or "Mortgagor"), having its chief executive office at 2828 North Haskell Avenue, Dallas, Texas 75204 in favor of CITICORP INDUSTRIAL CREDIT, INC., a Delaware corporation, having an office at 2700 Diamond Shamrock Tower, 717 North Harwood, L.B. #85, Dallas, Texas 75201 (the "Mortgagee"), in its separate capacity as Administrative Agent for the "Senior Lenders" and the "Issuing Banks" as defined in that certain Credit Agreement (as amended from time to time, the "Credit Agreement") dated as of July 31, 1987 among JT Acquisition Corporation, the Senior Lenders, the "Agents" (as defined in the Credit Agreement), the Administrative Agent and the Issuing Banks, and any other "Person" (as defined in the Credit Agreement) who may become entitled to the benefits of this Mortgage pursuant to the Credit Agreement. (Except as otherwise provided, all defined terms herein shall have the same meaning as set forth in the Credit Agreement.)

W I T N E S S E T H:

WHEREAS, this Mortgage is executed and delivered pursuant to the Credit Agreement;

WHEREAS, in accordance with the terms of the Credit Agreement, Southland will execute an Assumption Agreement dated as of the Merger Funding Date pursuant to which Southland will assume the obligations of JT Acquisition Corporation arising under the Credit Agreement; and

WHEREAS, the Senior Lenders have required, as a condition, among others, to their execution and delivery of the Credit Agreement, that Mortgagor execute and deliver this Mortgage to Mortgagee; and

WHEREAS, the Liabilities (as hereinafter defined) secured hereby shall not exceed an aggregate principal amount at any one time outstanding of \$3,000,000.00, provided, that the foregoing limitation shall apply only to the lien upon real property created by this Mortgage, and it shall not in any manner limit, affect or impair any grant of a security interest or other right in favor of the Senior Lenders, under the provisions of the Collateral Documents, or any of them, or under any other mortgage, deed of trust, or security agreement at any time executed by Mortgagor;

NOW, THEREFORE, in consideration of the premises contained herein and to secure the payment and performance of (i) all of the Mortgagor's obligations and liabilities hereunder and (ii) all of Southland's obligations and liabilities (including obligations and liabilities hereafter arising) of every type and description, arising under or in connection with the Credit Agreement and/or the Assumption Agreement or any other Loan Documents due or to become due, to the Administrative Agent, any Agent, any Senior Lender, any Issuing Bank or any other Person entitled to indemnification pursuant to the Credit Agreement, or any of their respective succes-

REC'D
STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
DECEMBER 7 10 1987

Handwritten signature and initials, possibly "4450".

sors, transferees or assigns, including, without limitation, (a) all liability of Southland for principal of and interest on the Term Loans, the Revolving Loans and the Swing Loans or under the Term Notes, the Revolving Notes or the Swing Note, (b) all Reimbursement Obligations of Southland to the Issuing Banks, and (c) all obligations and liabilities of Southland to any Senior Lender in respect of the Specified Foreign Exchange Contract or Specified Interest Rate Contracts, and (d) all obligations and liabilities of Southland for any fees, expense reimbursements, and indemnifications and (e) all obligations and liabilities which pursuant to the express terms of the Credit Agreement are to be secured by the Real Estate Collateral Documents (all amounts described in this subparagraph (ii) being referred to herein collectively as the "Obligations") (all such obligations and liabilities and the Obligations being hereinafter collectively referred to as the "Liabilities") and in consideration of the making of the Loans (other than the Tender Offer Loans) by the Senior Lenders and the issuing of the Facility Letters of Credit by the Issuing Banks [and of One Dollar (\$1.00) in hand paid, receipt whereof is hereby acknowledged], Mortgagor does hereby grant, remise, release, alien, convey, mortgage and warrant to Mortgagee, its successors and assigns and grant a security interest to Mortgagee, its successors and assigns, in all of the Mortgagor's interest as Lessee (the "Leasehold Estate") under certain Leases (the "Lease") of the real estate (the "Land") described on Exhibit A, attached hereto and made a part hereof. (The Land and the improvements, buildings and structures thereon are hereinafter referred to as the "Premises").

TOGETHER WITH all right, title and interest, if any, including any after-acquired right, title and interest, and including any right of use or occupancy, which Mortgagor may now have or hereafter acquire in and to (a) any easements, rights of way, gores of land, or any lands occupied by streets, alleys, passages, sewer rights, water courses, water rights and powers, and public places adjoining said Land and any other interests in property constituting appurtenances to the Premises and (b) any hereditaments, gas, oil, minerals, easements, fixtures and appurtenances of every nature whatsoever located in or on, or attached to the Premises and all other rights and privileges thereunto belonging or appertaining and all extensions, additions, improvements, betterments, renewals, substitutions and replacements to or of any of the foregoing. (The rights and interests described in subparagraphs (a) and (b) hereof shall hereinafter be called the "Property Rights"). It is mutually agreed, intended, and declared, that all of the aforesaid property owned by Mortgagor, if any, shall, so far as permitted by law, be deemed to form a part and parcel of said real estate and for the purpose of this Mortgage to be real estate and covered by this Mortgage. (The Premises together with the Property Rights shall hereinafter be called the "Real Property"). It is also agreed that if any of the property herein mortgaged is of a nature so that a security interest therein can be perfected under the Uniform Commercial Code, Mortgagor hereby grants a security interest in such property to Mortgagee, its successors and assigns, and this instrument shall constitute a security agreement, fixture filing and financing statement, and Mortgagor agrees to execute, deliver and file or refile any financing statement, continuation statement, or other

instruments Mortgagee may reasonably require from time to time to perfect or renew such security interest under the Uniform Commercial Code. To the extent permitted by law, (i) all of the goods described as fixtures or as constituting fixtures within the definition of the Real Property are or are to become fixtures on the Land and (ii) this instrument, upon recording or registration in the real estate records of the proper office, shall constitute a "fixture filing" within the meaning of Sections 26-1-9-313 and 26-1-9-402 of the Uniform Commercial Code of Indiana.

TOGETHER WITH (i) except as otherwise provided in the Credit Agreement, and except to the extent that a mortgage thereon or a security interest therein would cause Mortgagor to be in default thereunder, all the estate, right, title and interest, if any, of Mortgagor of, in and to all judgments, insurance proceeds, awards of damages and settlements which may result from any damage to the Real Property or any part thereof or to any rights appurtenant thereto, or which may result from condemnation proceedings or the taking of Real Property or any part thereof under the power of eminent domain, and all proceeds of any sales or dispositions of the Real Property or any part thereof; and (except as otherwise provided herein or in the Credit Agreement) Mortgagee is hereby authorized to collect and receive said awards and proceeds and to give proper receipts and acquittances therefor, and, to apply the same as provided in the Credit Agreement; (ii) except as otherwise provided in the Credit Agreement, and except to the extent that a mortgage thereon or a security interest therein would cause Mortgagor to be in default thereunder, all of Mortgagor's interest in any contract rights, general intangibles, actions and rights in action relating to the Real Property, if any, including, without limitation, all rights to insurance proceeds and unearned premiums arising from or relating to damage to the Real Property; and (iii) except as provided in the Credit Agreement, all of Mortgagor's interest in all proceeds, products, replacements, additions, substitutions, renewals and accessions of and to the Real Property. (All of the Mortgagor's right, title and interest in and to the Real Property, whether included in the Leasehold Estates or otherwise, together with the rights and interests described in this paragraph, shall hereinafter be referred to as the "Mortgaged Property").

As additional security for the Liabilities secured hereby, except as otherwise provided in the Credit Agreement, and except to the extent that a mortgage thereon or a security interest therein would cause Mortgagor to be in default thereunder, Mortgagor does hereby pledge and assign to Mortgagee from and after the date hereof (including any period of redemption), primarily and on a parity with said real estate, and not secondarily, (a) any and all of its franchisor's rights under any franchise agreements affecting the Premises together with all payments due, payable or accruing thereunder; (b) Mortgagor's interest, if any, in any and all rents, issues and profits of the Mortgaged Property; and (c) Mortgagor's interest, if any, in any and all rents, issues, profits, revenues, royalties, bonuses, rights and benefits due, payable or accruing (including all deposits of money as advance rent, for security or as earnest money or as down payment for the purchase of all or any part of the Mortgaged Property and all revenues and royalties under any

oil, gas, or mineral leases relating to the Mortgaged Property) under any and all present and future subleases, contracts or other agreements relative to the ownership or occupancy of all or any portion of the Mortgaged Property and, except to the extent such a transfer or assignment is not permitted by the terms thereof, does hereby transfer and assign to Mortgagee all such subleases and agreements (including all Mortgagor's rights under any contracts for the sale of any portion of the Mortgaged Property). Mortgagee hereby grants to Mortgagor the right to collect the rents and other amounts due under such subleases, contracts or other agreements, until an Event of Default provided that the existence of such right shall not operate to subordinate this assignment to any subsequent assignment, in whole or in part, by Mortgagor, and any such subsequent assignment shall be subject to the rights of the Mortgagee under this Mortgage. Mortgagor further agrees to execute and deliver such assignments of subleases or assignments of land sale contracts as Mortgagee may from time to time reasonably request. In the event of an Event of Default under the Credit Agreement (1) the Mortgagor agrees, upon demand, to deliver to the Mortgagee all subleases, land sale contracts and other agreements relating to the ownership or occupancy of any part of the Mortgaged Property, with such additional assignments thereof as the Mortgagee may reasonably request and agrees that the Mortgagee may assume the management of the Mortgaged Property and collect the rents and other income therefrom, applying the same upon the Liabilities in the manner provided in the Credit Agreement; (2) the Mortgagor hereby authorizes and directs all subtenants, purchasers or other persons occupying or otherwise acquiring any interest in any part of the Mortgaged Property to pay all rents and other income due under said subleases and agreements to the Mortgagee upon request of the Mortgagee, and (3) the Mortgagor hereby appoints Mortgagee as its true and lawful attorney in fact to effectuate the same, with the powers hereby granted exercisable only following the occurrence of an Event of Default; provided, however, that (i) this power of attorney and assignment of rents shall not be construed as an obligation upon said Mortgagee to make or cause to be made any repairs that may be needful or necessary and (ii) Mortgagee agrees that until such Event of Default and after any withdrawal thereof, Mortgagee shall permit Mortgagor to perform the aforementioned management responsibilities. Upon Mortgagee's receipt of such rents and other income of said Mortgaged Property, at Mortgagee's option, it may pay: (1) reasonable charges for collection hereunder, costs of necessary repairs and other costs requisite and necessary during the continuance of this power of attorney and assignment of rents; (2) general and special taxes, insurance premiums; and (3) the balance of such rents and other income pursuant to the provisions of the Credit Agreement. This power of attorney and assignment of rents shall be irrevocable until this Mortgage shall have been satisfied and released of record and the releasing of this Mortgage shall act as a revocation of this power of attorney and assignment of rents. Mortgagee shall have and hereby expressly reserves the right and privilege (but assumes no obligation), after the occurrence of an Event of Default, to demand, collect, sue for, receive and recover all rents, profits, revenues, royalties, bonuses, rights and benefits under any and all oil, gas, or mineral leases relating to of the Mortgaged Property, or any part thereof, now existing or

hereafter made, and apply the same in accordance with the provisions of the Credit Agreement.

Nothing herein contained shall be construed as constituting the Mortgagee a mortgagee-in-possession in the absence of the taking of actual possession of the Mortgaged Property by the Mortgagee. Nothing contained in this Mortgage shall be construed as imposing on Mortgagee any of the obligations of the sublessor under any sublease of the Premises or franchisor under any franchise agreement relating to the Mortgaged Property in the absence of an explicit assumption thereof by Mortgagee. In the lawful exercise of the powers herein granted the Mortgagee, except as provided in the Credit Agreement, no liability shall be asserted or enforced against the Mortgagee, all such liability being expressly waived and released by Mortgagor.

TO HAVE AND TO HOLD the Mortgaged Property, properties, rights and privileges hereby conveyed or assigned, or intended so to be, unto Mortgagee, its beneficiaries, successors and assigns, forever for the uses and purposes herein set forth. Mortgagor hereby releases and waives all rights under and by virtue of the Homestead Exemption Laws, if any, of the State of Indiana (the "State") and Mortgagor hereby covenants, represents and warrants that, at the time of the ensembling and delivery of these presents, Mortgagor has good, sufficient, and legal title to the Leasehold Estate (as provided in the Credit Agreement), subject to the full fee simple interest of the fee owner thereof to the extent set forth in the Lease and that Mortgagor has full power and lawful authority to sell, assign, convey and mortgage the Mortgaged Property, and to the extent required by the Credit Agreement, Mortgagor will forever defend the Leasehold Estate against all claims.

The following provisions shall also constitute an integral part of this Mortgage:

1. Remedies of Mortgagee. Subject to the provisions of the Credit Agreement, upon the occurrence of an Event of Default under the terms of the Credit Agreement, in addition to any rights and remedies provided for in the Credit Agreement, and to the extent permitted by applicable law, the following provisions shall apply:

(a) Mortgagee's Power of Enforcement. It shall be lawful for Mortgagee to (i) immediately sell the Mortgaged Property either in whole or in separate parcels, as prescribed by the State law, under power of sale, which power is hereby granted to Mortgagee to the full extent permitted by the State law, and thereupon, to make and execute to any purchaser(s) thereof instruments of conveyance pursuant to applicable law or (ii) immediately foreclose this Mortgage by judicial action. The court in which any proceeding is pending for the purpose of foreclosure of this Mortgage, or the court in which any other proceeding may lawfully be commenced by the appointment of a receiver, may, at once or at any time thereafter, either before or after sale, without notice and without requiring bond, and without regard to the solvency or insolvency of any person liable for payment of the Liabilities secured hereby, and without regard to the then value of the Mortgaged Property or the occupancy thereof as a homestead, appoint a receiver (the provisions for the

appointment of a receiver and assignment of rents being an express condition upon which the Liabilities hereby secured are extended under the Credit Agreement) for the benefit of Mortgagee, with power to collect the rents, issues and profits of the Mortgaged Property, due and to become due, during such foreclosure suit and the full statutory period of redemption notwithstanding any redemption. The receiver, out of such rents, issues and profits when collected, may pay costs incurred in the management and operation of the Mortgaged Property, prior and subordinate liens, if any, and taxes, assessments, water and other utilities and insurance, then due or thereafter accruing, and may make and pay for any necessary repairs to the Real Property, and may pay all or any part of the Liabilities or other sums secured hereby or any deficiency decree entered in such foreclosure proceedings or any deficiency however created. Upon or at any time after the filing of a suit to foreclose this Mortgage, the court in which such suit is filed shall have full power to enter an order placing Mortgagee in possession of the Mortgaged Property with the same power granted to a receiver pursuant to this subparagraph and with all other rights and privileges of a mortgagee-in-possession under applicable law.

(b) Mortgagee's Right to Enter and Take Possession, Operate and Apply Income. Mortgagee shall, at its option, have the right, acting through its agents or attorneys, either with or without process of law, forcibly or otherwise, to enter upon and take possession of the Mortgaged Property, expel and remove any persons, goods, or chattels occupying or upon the same, to collect or receive all the rents, issues and profits thereof and to manage and control the same, and to lease the same or any part thereof, from time to time, and, after deducting all reasonable attorneys' fees and expenses, and all reasonable expenses incurred in the protection, care, maintenance, management and operation of the Mortgaged Property, distribute and apply the remaining net income in accordance with the terms of the Credit Agreement or upon any deficiency decree entered in any foreclosure proceedings or otherwise established.

2. Application of Rents or Proceeds from Foreclosure or Sale. In any foreclosure of this Mortgage by judicial action, or any sale of the Mortgaged Property pursuant to the power of sale granted herein, in addition to any of the terms and provisions of the Credit Agreement, there shall be allowed (and included in the decree for sale in the event of a foreclosure by judicial action) to be paid out of the rents or the proceeds of such foreclosure proceeding and/or sale:

(a) Liabilities. All of the Liabilities and other sums secured hereby which then remain unpaid;

(b) Other Advances. All other items advanced or paid by Mortgagee pursuant to this Mortgage; and

(c) Costs, Fees and Other Expenses. All court costs, reasonable attorneys' and paralegals' fees and expenses, appraiser's fees, advertising costs, notice expenses, expenditures for documentary and expert evidence, stenographer's charges, publication costs, and costs (which may be estimated as to items to be expended after entry of the decree) of procuring all abstracts of title, title searches and examinations, title guarantees, title insurance policies, Torrens

certificates and similar data with respect to title which Mortgagee in the reasonable exercise of its judgment may deem necessary. All such expenses shall become additional Liabilities secured hereby when paid or incurred by Mortgagee in connection with any proceedings, including but not limited to probate and bankruptcy proceedings, to which Mortgagee shall be a party, either as plaintiff, claimant or defendant, by reason of this Mortgage or any indebtedness hereby secured or in connection with the preparations for the commencement of any suit for the foreclosure, whether or not actually commenced, or sale by power of sale.

3. Cumulative Remedies; Delay or Omission Not a Waiver. Each remedy or right of Mortgagee shall not be exclusive of but shall be in addition to every other remedy or right now or hereafter existing at law or in equity or as provided in any of the Collateral Documents. No delay in the exercise or omission to exercise any remedy or right accruing on the occurrence or existence of any Event of Default shall impair any such remedy or right or be construed to be a waiver of any such Event of Default or acquiescence therein, nor shall it affect any subsequent default of the same or different nature. Every such remedy or right may be exercised concurrently or independently and when and as often as may be deemed expedient by Mortgagee.

4. Mortgagee's Remedies Against Multiple Parcels. If more than one property, lot or parcel is covered by this Mortgage, and if this Mortgage is foreclosed upon, or judgment is entered upon any Liabilities secured hereby, or if Mortgagee exercises its power of sale, execution may be made upon or Mortgagee may exercise its power of sale against any one or more of the properties, lots or parcels and not upon the others, or upon all of such properties or parcels, either together or separately, and at different times or at the same time, and execution sales or sales by power of sale may likewise be conducted separately or concurrently, in each case at Mortgagee's election.

5. No Merger. In the event of a foreclosure of this Mortgage or any other mortgage or deed of trust securing the Liabilities, the Liabilities then due the Mortgagee shall not be merged into any decree of foreclosure entered by the court, and Mortgagee may concurrently or subsequently seek to foreclose one or more mortgages or deeds of trust which also secure said Liabilities.

6. Notices. Notices shall be delivered as provided in the Credit Agreement.

7. Extension of Payments. Mortgagor agrees that, without affecting the liability of any person for payment of the Liabilities secured hereby or affecting the lien of this Mortgage upon the Mortgaged Property or any part thereof (other than persons or property explicitly released as a result of the exercise by Mortgagee of its rights and privileges hereunder), Mortgagee may at any time and from time to time, on request of the Mortgagor, without notice to any person liable for payment of any Liabilities secured hereby, but otherwise subject to the provisions of each of the Credit Agreement and the other Collateral Documents, extend the time, or agree to alter or amend the terms of payment of such Liabilities. Mortgagor further agrees that any part of the

security herein described may be released with or without consideration without affecting the remainder of the Liabilities or the remainder of the security.

8. Governing Law. Mortgagor agrees that this Mortgage is to be construed, governed and enforced in accordance with the laws of the State.

9. Successors and Assigns Included in Parties. This Mortgage shall be binding upon the Mortgagor and upon the successors, assigns and vendees of the Mortgagor and shall inure to the benefit of the Mortgagee's successors and assigns; all references herein to the Mortgagor and to the Mortgagee shall be deemed to include their successors and assigns. Mortgagor's successors and assigns shall include, without limitation, a receiver, trustee or debtor in possession of or for the Mortgagor. Wherever used, the singular number shall include the plural, the plural shall include the singular, and the use of any gender shall be applicable to all genders.

10. Waiver of Appraisement, Valuation, Stay, Extension and Redemption Laws. Mortgagor agrees, to the full extent permitted by law, that at all times following an Event of Default, neither Mortgagor nor anyone claiming through or under it shall or will set up, claim or seek to take advantage of any appraisement, valuation, stay, or extension laws now or hereafter in force, in order to prevent or hinder the enforcement or foreclosure of this Mortgage or the absolute sale of the Mortgaged Property or the final and absolute putting into possession thereof, immediately after such sale, of the purchaser thereat, and Mortgagor, for itself and all who may at any time claim through or under it, hereby waives, to the full extent that it may lawfully so do, the benefit of all such laws, and any and all right to have the assets comprising the Mortgaged Property marshalled upon any foreclosure of the lien hereof and agrees that Mortgagee or any court having jurisdiction to foreclose such lien may sell the Mortgaged Property in part or as an entirety. To the full extent permitted by law, Mortgagor hereby waives any and all statutory or other rights of redemption from sale under any order or decree of foreclosure of this Mortgage, on its own behalf and on behalf of each and every person, acquiring any interest in or title to the Mortgaged Property subsequent to the date hereof.

11. Interpretation with Other Documents. Notwithstanding anything in this Mortgage to the contrary, in the event of a conflict or inconsistency between the Mortgage and the Credit Agreement, the provisions of the Credit Agreement shall govern.

12. Future Advances. The parties hereto intend that, in addition to any other debt or obligation secured hereby, this Mortgage shall secure unpaid balances of all Liabilities and other such extensions of credit made to Mortgagor after this Mortgage is delivered for recordation in the official records of the county in which the Mortgaged Property is located. Such Obligations and other extensions of credit may or may not be evidenced by notes executed pursuant to the Credit Agreement. All future advances will have the same priority as the original advance.

13. After-Acquired Property. To the extent permitted by, and subject to the terms of the Credit Agreement and applicable law, the lien of this Mortgage shall automatically attach, without further act, to Mortgagor's interest in all property hereafter acquired by Mortgagor located in or on, or attached to, or used or intended to be used in connection with, or with the operation of, the Premises or any part thereof.

14. Invalid Provisions to Affect No Others. In the event that any of the covenants, agreements, terms or provisions contained in this Mortgage shall be invalid, illegal or unenforceable in any respect, it shall not affect the validity of the remaining covenants, agreements, terms or provisions contained herein or in any of the Collateral Documents; nor shall the application of the covenant, agreement, or terms held to be invalid, illegal or unenforceable affect, prejudice or disturb persons or circumstances other than those in respect of which it is invalid, illegal or unenforceable.

15. Changes. Neither this Mortgage nor any term hereof may be changed, waived, discharged or terminated orally, or by any action or inaction, but only by an instrument in writing signed by the party against which enforcement of the change, waiver, discharge or termination is sought. To the extent permitted by law, any agreement hereafter made by Mortgagor and Mortgagee relating to this Mortgage shall be superior to the rights of the holder of any intervening lien or encumbrance.

16. Acquisition of Fee Interest. In the event Mortgagor acquires the fee interest in the Mortgaged Property, either pursuant to the terms of the Lease or otherwise, this Mortgage shall continue in full force and effect against the Mortgaged Property until its release of record, and this Mortgage shall become and remain a valid first fee mortgage lien on the Mortgaged Property.

17. Defaults Under the Lease. This Mortgage will be void as to any Lease wherein this Mortgage will cause Mortgagor to be in default under such Lease.

18. No Lien Against the Premises. This Mortgage is not intended to create a lien against the Premises but only against Mortgagor's interest in the Mortgaged Property.

19. Record Owner. The record owner of the Land is listed on Exhibit A attached hereto.

20. Non-Disturbance of Franchisees. In the event the Mortgaged Property or any portion thereof, is now or hereafter occupied by a franchisee pursuant to a franchise agreement between Mortgagor and a franchisee (hereinafter the "Franchise Agreement" and the Mortgaged Property or portion thereof so subject being the "Franchised Premises"), and provided the Franchise Agreement is then in full force and effect, then and in the event of a foreclosure pursuant to this Mortgage, or in the event Mortgagee comes into possession or acquires title to the Franchised Premises as a result of the enforcement of its rights under, or foreclosure pursuant to, this Mortgage, or as a result of any other means, Mortgagee

agrees, for the sole and exclusive benefit of said franchisee, that the franchisee shall not be disturbed in its possession of the Franchised Premises nor shall the Franchise Agreement be terminated for any reason other than, subject to all applicable laws, one which (i) would result in a termination of the Franchise Agreement either under its terms or by operation of law, or (ii) would entitle such franchisor to dispossess the franchisee from the Franchised Premises.

IN WITNESS WHEREOF, this instrument is executed as of the day and year first above written by person or persons identified below on behalf of Mortgagor (and said person(s) hereby represents that he possesses full power and authority to execute this instrument).

THE MORTGAGOR HEREBY DECLARES AND ACKNOWLEDGES THAT THE MORTGAGOR HAS RECEIVED, WITHOUT CHARGE, A TRUE COPY OF THIS MORTGAGE.

MORTGAGOR:

THE SOUTHLAND CORPORATION,
a Texas corporation

By: John H. Rodgers
Print or
Type Name: John H. Rodgers
Vice-President

Attest:

By: Daniel T. Crowk
Print or
Type Name: DANIEL T. CROWK
ASSISTANT - Secretary

AFFIX CORPORATE SEAL

Prepared by:

James L. Marovitz
Sidley & Austin
One First National Plaza
Chicago, Illinois 60603

After recording return to:

Lawyers Title Insurance
Corporation
National Division
P.O. Box 50868
Dallas, Texas 75250
Attn: Willie Smith

STATE OF TEXAS)
) SS.
COUNTY OF DALLAS)

On this 20 day of October, 1987, before me appeared John H. Rodgers to me personally known, who, being by me duly sworn, did say that he is the Vice-President of The Southland Corporation, a corporation of the State of Texas, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation, and that said instrument was signed and sealed in behalf of said corporation, by authority of its Board of Directors; and said Vice President acknowledged said instrument to be the free act and deed of said corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

Norma R. Martin
Notary Public

My term expires: _____

(Print Name)
NORMA R. MARTIN
Notary Public, State of Texas
My Commission Expires 2/25/90

EXHIBIT A

Legal Description of the Land:

30168

~~IL~~ IN
LAKE
E CHICAGO
W 145TH/E INDIANAPOL

Lots Twenty-Five (25), Twenty-Six (26), Twenty-Seven (27) and Twenty-Eight (28), in Block Twelve (12) in a Subdivision of the West One Thousand Three Hundred Seventeen and Five Tenths feet of the Northeast Quarter of Section Twenty-Nine (29), Township Thirty-Seven (37), North, Range Nine (9), West Of the Second Principal Meridian, as shown by the recorded plat of said Subdivision in the Recorder's Office of Lake County, Indiana, as the same appears of record in Plat Book #2, Page Fifteen:

Otherwise known as the Northeast Corner of 145th Street and Forsythe Avenue (Indianapolis Blvd.); being One Hundred Twenty-Four Feet (124') of the frontage on Forsythe Avenue (Indianapolis Blvd) and One Hundred feet (100') on 145th Street

30168, IL
LAKE
E CHICAGO
W 145TH/2 INDIANAPOL

01100 17-000000
On 0160467



CITIES SERVICE OIL COMPANY

1 Salt Creek Lane
Hinsdale, Ill 160521
Attn: Gene Klecka

MEMORANDUM AND NOTICE OF LEASE

351055

CHICAGO LIFE INSURANCE COMPANY

MEMORANDUM OF AGREEMENT, made the 30th day of October 19 75,
between Leah Ann Altman, Max H. Friedman and Bernard H. Epstein, as Trustee under
the provision of a Trust dated October 26, 1932
of 5000 East End Avenue (Attention: L. A. Altman) Chicago, Illinois 60615 hereinafter
called LANDLORD and CITIES SERVICE OIL COMPANY, a DELAWARE CORPORATION, with offices at Tulsa,
Oklahoma (P.O. Box 300) Zip 74102, hereinafter called TENANT.

WITNESSETH, that the Landlord has leased to the Tenant, at the rent and upon all the terms, covenants and conditions
more particularly set forth in an instrument between the parties hereto, dated October 30, 1975 for a period of
15 years, beginning after certain agreement have been fulfilled
and ending 15 years thereafter, the premises situated in East Chicago
the County (Parish) of Lake and State of Illinois, more particularly described
as follows:

Lots Twenty-Five (25), Twenty-Six (26), Twenty-Seven (27) and Twenty-Eight (28), in Block Twelve (12) in a Subdivision of the West One Thousand Three Hundred Seventeen and Five Tenths feet of the Northeast Quarter of Section Twenty-Nine (29), Township Thirty-Seven (37), North, Range Nine (9), West Of the Second Principal Meridian, as shown by the recorded plat of said Subdivision in the Recorder's Office of Lake County, Indiana, as the same appears of record in Plat Book #2, Page Fifteen:

Otherwise known as the Northeast Corner of 145th Street and Forsythe Avenue (Indianapolis Blvd.); being One Hundred Twenty-Four Feet (124') of the frontage on Forsythe Avenue (Indianapolis Blvd) and One Hundred feet (100') on 145th Street

also known on Tenant's records as Property Number 13-089-025,
together with the buildings, improvements and equipment now or hereafter thereon or used in connection therewith, all
easements and rights of way appurtenant thereto, and all the right, title interest of Landlord in and to land lying in all
streets and highways abutting or on appurtenant to said premises.

Tenant has Two (2) option(s) to renew and extend the lease of 5 years per renewal. Such rights of renewal
or extension are exercisable not less than ~~thirty (30)~~ 60 before the expiration of the lease or extended periods.

~~Tenant has an option to purchase which is exercisable at any time during the term of the lease and any extension period thereof.~~ Tenant has the right of first refusal to purchase or lease said premises on the terms of any offer therefor acceptable to Landlord. Such right endures for the term of the lease and any extension or renewal thereof and is exercisable within sixty (60) days after Tenant's receipt of notice from Landlord of an offer to sell or lease acceptable to Landlord.

~~Landlord agrees that during the original and extended period hereof, and thereafter and in the event the Tenant or its nominee shall purchase the demised premises, Landlord will not use as a gasoline service station, nor will it lease or convey without prohibiting such use or the storage or handling of petroleum products, tires, tubes, and automotive accessories usually sold at a gasoline service station, any premises, leased, controlled or owned by Landlord, directly or indirectly, within 1,500 feet of the demised premises. In the event the Tenant or its nominee acquires title to the demised premises, this covenant shall curvivo the closing of title and shall be deemed to bind the land to which it relates.~~

30168 IL
LAKE
E CHICAGO
W 145TH/2 INDIANAPOL

30168
100984
#134373
13 - Indiana - Assign - RET
County Lake
CITGO No. 13-089-025
TSC Loc. No. 30168

785802

ASSIGNMENT OF LEASE

STATE OF INDIANA
7895 Bldg. Hall
MERRILLVILLE, IND. 46410

KNOW ALL MEN BY THESE PRESENTS, that CITGO Petroleum Corporation, a Delaware corporation, P. O. Box 3758, Tulsa, Oklahoma 74102 (herein called "Assignor"), for and in consideration of the sum of One Dollar to Assignor in hand paid by The Southland Corporation, a Texas corporation, P. O. Box 719, Dallas, Texas 75221 (herein called "Assignee"), the receipt whereof Assignor does hereby acknowledge, and as a dividend from Assignor to its parent company and sole shareholder, Assignee, has granted, assigned and conveyed, and by these presents does hereby grant, assign and convey unto the said Assignee, its successors and assigns, the following:

- (1) The lease and all amendments, if any, described in Exhibit A hereto (herein called the "Lease"),
- (2) The right, title and interest of Assignor in and to all buildings, structures, fixtures and improvements located on the leasehold estate created by the Lease,

(numbered items (1) and (2) are herein called the "Property"), and

- (3) To the extent assignable, all right, title and interest, if any, of Assignor in and to (a) all easements, rights-of-way, rights and benefits appurtenant to the Property and, if an Exhibit B is attached to this Assignment, including (without limitation) the interests described in such Exhibit (such interests described in such Exhibit being herein called the "Appurtenant Interests"), (b) all permits, licenses, contracts, agreements, leases, authorizations, servitudes and other arrangements and interests therein relating to the Property, (c) all streets, easements, rights-of-way, strips, gores and land adjacent or contiguous to the Property, and (d) all tangible personal property, including (without limitation) trade fixtures, signs,

Return recorded original to:
The Southland Corporation
Attn: Real Estate Services
P. O. Box 719
Dallas, Texas 75221

STATE OF INDIANA/S.S.NO.
LAKE COUNTY
FILED FOR RECORD
DEC 26 9 35 AM '84
WILLIAM DIEBISKI JR
RECORDER

1250

and all equipment, machinery and appurtenances attached to or located on the Property at the date hereof.

(numbered item (3) is herein called the "Additional Interests")

The Property and the Additional Interests, if any, are assigned subject to (a) current taxes and assessments not yet delinquent and taxes and assessments for subsequent years, (b) all ordinances or statutes relating to the Property or the Additional Interests, if any, (c) any condition that an accurate survey or an inspection of the premises might show, (d) any easements, rights-of-way, covenants, restrictions, conditions, mineral interests, reservations and encumbrances, if any, of record in the above county and state, or in the case of security interests to be perfected by filing in the Uniform Commercial Code records of the above state, in the place of filing mandated by the Uniform Commercial Code of such state, and (e) rights of parties in possession, all to the extent the same are valid, enforceable and affect the Property or the Additional Interests, if any.

Assignee, for itself, its successors and assigns, accepts and assumes all terms, conditions, liabilities, obligations and duties of Assignor arising from and after the date hereof relating to the Property and the Additional Interests, if any, to the extent the same are assigned or conveyed herein.

With respect to any personal property or interests in personal property conveyed hereby, Assignor EXPRESSLY DISCLAIMS AND NEGATES (a) ANY IMPLIED OR EXPRESS WARRANTY OF MERCHANTABILITY, (b) ANY IMPLIED OR EXPRESS WARRANTY OF FITNESS FOR A PARTICULAR PURPOSE, AND (c) ANY IMPLIED OR EXPRESS WARRANTY OF CONFORMITY TO MODELS OR SAMPLES OF MATERIALS.

TO HAVE AND TO HOLD the Property and the Additional Interests, if any, to Assignee, its successors and assigns, forever.

Subject only to the matters expressly set forth above, Assignor hereby binds itself and its successors to warrant and defend all and singular the Lease to Assignee, its successors and assigns forever, from and against every person whomsoever lawfully claiming or to claim the same or any part thereof, and with full subrogation and substitution in and to all the rights and actions of warranty which

Assignor has or may have against all preceding owners and vendors.

Subject only to the matters expressly set forth above, Assignor represents and warrants to Assignee, its successors and assigns, (a) the Lease constitutes the entire agreement by and between the lessor and lessee relating to the Lease and the Property; (b) the Lease is in full force and effect; (c) there is no default by the lessor or Assignor, as lessee, under the Lease; and (d) that Assignor has good right and authority to make this assignment.

Reference is made to the exhibit(s) which is (are) attached hereto and made a part hereof for all purposes.

In witness whereof, the duly authorized officers of Assignor and Assignee have executed, sealed and delivered this instrument on this 31st day of October, 1984.

WITNESS:

CITGO PETROLEUM CORPORATION

Elizabeth Bright
Name ELIZABETH BRIGHT

Eugene Pender
BY EUGENE PENDER
Vice President

Mary G Schanz
Name Mary G Schanz

ASSIGNOR

ATTEST:

Richard Hayslett
RICHARD HAYSLETT
Assistant Secretary

Witness:

THE SOUTHLAND CORPORATION

Elizabeth Bright
Name: ELIZABETH BRIGHT

By Frank J. Gangi
FRANK J. GANGI
Vice President

Mary G Schanz
Name Mary G Schanz

ASSIGNEE

ATTEST:

Lon R. Williams, Jr.
LON. R. WILLIAMS, JR.
Assistant Secretary

Prepared By:
Bryan F. Smith, Jr.
P. O. Box 719
Dallas, Texas 75221

(Indiana)

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

BEFORE ME, a Notary Public in and for said county, personally appeared Eugene Pender, Vice President and Richard Housley, Assistant Secretary of the CITGO PETROLEUM CORPORATION, which executed the foregoing instrument, who acknowledged the seal affixed to said instrument is the corporate seal of said corporation; that they did sign and seal said instrument as such Vice President, and Assistant Secretary, on behalf of said corporation and by authority of this Board of Directors; that said instrument is the free act and deed individually and as such Vice President, and Assistant Secretary, and the free and corporate act and deed of said CITGO PETROLEUM CORPORATION.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my seal this the 31st day of October, 1984.

Jana W. McGowan
Notary Public in and for
Dallas County, Texas

Jana W. McGowan
(Typed or Printed Name)

My term of office expires on:
10-14-88

(Indiana)

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

BEFORE ME, a Notary Public in and for said county, personally appeared F. J. Gangi, Vice President and Lon R. Williams, Jr., Assistant Secretary of the THE SOUTHLAND CORPORATION, which executed the foregoing instrument, who acknowledged the seal affixed to said instrument is the corporate seal of said corporation; that they did sign and seal said instrument as such Vice President, and Assistant Secretary, on behalf of said corporation and by authority of this Board of Directors; that said instrument is the free act and deed individually and as such Vice President, and Assistant Secretary, and the free and corporate act and deed of said THE SOUTHLAND CORPORATION.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my seal this the 31st day of October, 1984.

Jana W. McCann
Notary Public in and for
Dallas County, Texas
Jana W. McCann
(Typed or Printed Name)

My term of office expires on:
10-14-88

13-089-025
30168

720 W. 145th St.

N.W. Corner of 145th St.
and Forsythe Ave.
(Indianapolis Blvd.)
East Chicago
Lake County, Indiana

EXHIBIT "A"

Lease dated October 30, 1975, between Leah Ann Altman, Max M. Friedman & Bernard M. Epstein, as Trustee under the provisions of a trust dated October 26, 1932, as Landlord, and Cities Service Oil Company, as Tenant, as recorded by Memorandum as Document 351055 in the records of Lake County, Indiana, covering the following described land and premises in said county:

Lots Twenty-Five (25), Twenty-Six (26), Twenty-Seven (27) and Twenty-Eight (28), in Block Twelve (12) in a Subdivision of the West One Thousand Three Hundred Seventeen and Five Tenths feet of the Northeast Quarter of Section Twenty-Nine (29), Township Thirty-Seven (37), North, Range Nine (9), West of the Second Principal Meridian, as shown by the recorded plat of said Subdivision in the Recorder's Office of Lake County, Indiana, as the same appears of record in Plat Book #2, Page Fifteen.

64-DCI 1/17/75

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LAKE
CHICAGO
145TH/D INDIANAPOL

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54303

13 - Indiana - Assign - RET
County Lake
Cities No. 13-089-025

LAWYERS TITLE INS. CORP.
7895 BROADWAY
MERRILLVILLE, IND 46410

715158

ASSIGNMENT OF LEASE

KNOW ALL MEN BY THESE PRESENTS, that Cities Service Company, a Delaware corporation (successor to Cities Service Oil Company, a Delaware corporation, by virtue of a Certificate of Ownership and Merger filed in the office of the Secretary of State of the State of Delaware on December 20, 1978, effective December 29, 1978), P. O. Box 300, Tulsa, Oklahoma 74102 (herein called "Assignor"), for and in consideration of the sum of One Dollar to Assignor in hand paid by CITGO Petroleum Corporation, a Delaware corporation (formerly Cities Service RMT Corporation), P. O. Box 3758, Tulsa, Oklahoma 74102 (herein called "Assignee"), the receipt whereof Assignor does hereby acknowledge, and as a contribution to the capital of Assignee, a wholly-owned subsidiary of Assignor, has granted, assigned and conveyed, and by these presents does hereby grant, assign and convey unto the said Assignee, its successors and assigns, the following:

- (1) The lease and all amendments, if any, described in Exhibit A hereto (herein called the "Lease"),
- (2) The right, title and interest of Assignor in and to all buildings, structures, fixtures and improvements located on the leasehold estate created by the Lease,

(numbered items (1) and (2) are herein called the "Property"), and
- (3) To the extent assignable, all right, title and interest, if any, of Assignor in and to (a) all easements, rights-of-way, rights and benefits appurtenant to the Property and, if

JUL 7 9 12 AM '83
WILLIAM BIELSKY JR
RECORDER

Return recorded original to:
CITGO Petroleum Corporation
P.O. Box 3758
Tulsa, Oklahoma 74102
Attn: Marcus E. Smith, Jr.

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an Exhibit B is attached to this Assignment, including (without limitation) the interests described in such Exhibit (such interests described in such Exhibit being herein called the "Appurtenant Interests"), (b) all permits, licenses, contracts, agreements, leases, authorizations, servitudes and other arrangements and interests therein relating to the Property, (c) all streets, easements, rights-of-way, strips, gores and land adjacent or contiguous to the Property, and (d) all tangible personal property, including (without limitation) trade fixtures, signs, and all equipment, machinery and appurtenances attached to or located on the Property at the Effective Time.

(numbered item (3) is herein called the "Additional Interests")

The Property and the Additional Interests, if any, are assigned subject to (a) current taxes and assessments not yet delinquent and taxes and assessments for subsequent years, (b) all ordinances or statutes relating to the Property or the Additional Interests, if any, (c) any condition that an accurate survey or an inspection of the premises might show, (d) any easements, rights-of-way, covenants, restrictions, conditions, mineral interests, reservations and encumbrances, if any, of record in the above county and state, or in the case of security interests to be perfected by filing in the Uniform Commercial Code records of the above state, in the place of filing mandated by the Uniform Commercial Code of such state, and (e) rights of parties in possession, all to the extent the same are valid, enforceable and affect the Property or the Additional Interests, if any.

Assignee, for itself, its successors and assigns, accepts and assumes all terms, conditions, liabilities, obligations and duties of Assignor arising from and after the Effective Time relating to the Property and the Additional Interests, if any, to the extent the same are assigned or conveyed herein.

With respect to any personal property or interests in personal property conveyed hereby, Assignor EXPRESSLY DISCLAIMS AND NEGATES (a) ANY IMPLIED OR EXPRESS WARRANTY OF

MERCHANTABILITY, (b) ANY IMPLIED OR EXPRESS WARRANTY OF FITNESS FOR A PARTICULAR PURPOSE, AND (c) ANY IMPLIED OR EXPRESS WARRANTY OF CONFORMITY TO MODELS OR SAMPLES OF MATERIALS.

TO HAVE AND TO HOLD the Property and the Additional Interests, if any, to Assignee, its successors and assigns, forever.

Subject only to the matters expressly set forth above, Assignor hereby binds itself and its successors to warrant and defend all and singular the Lease to Assignee, its successors and assigns forever, from and against every person whomsoever lawfully claiming or to claim the same or any part thereof, and with full subrogation and substitution in and to all the rights and actions of warranty which Assignor has or may have against all preceding owners and vendors.

Subject only to the matters expressly set forth above, Assignor represents and warrants to Assignee, its successors and assigns, (a) the Lease constitutes the entire agreement by and between the lessor and lessee relating to the Lease and the Property; (b) the Lease is in full force and effect; (c) there is no default by the lessor or Assignor, as lessee, under the Lease; and (d) that Assignor has good right and authority to make this assignment.

Reference is made to the exhibit(s) which is (are) attached hereto and made a part hereof for all purposes.

In witness whereof, the duly authorized officers of Assignor and Assignee have executed, sealed and delivered

this instrument on this 25th day of June, 1983, effective as of March 18, 1983 at 7:00 p.m., CST (herein called the Effective Time).

WITNESS:

CITIES SERVICE COMPANY

Albert R. Conzales
Name: Albert R. Conzales

BY *Robert D. Dillsaver*
Robert D. Dillsaver
Senior Vice President

Richard D. Cunningham
Name: RICHARD D. CUNNINGHAM

ASSIGNOR

ATTEST:

Lewis J. Haines
Lewis J. Haines
Assistant Secretary

Witness:

CITGO PETROLEUM CORPORATION

Ben H. Powell III
Name: BEN H. POWELL III

BY *John H. Dewell*
John H. Dewell
Vice President

Mark Lansell
Name: Mark Lansell

ASSIGNEE

ATTEST:

Linda Frick
Linda Frick, Secretary

Attachments:

- Exhibit A: Description of the Lease
- Exhibit B: Description of Certain Appurtenant Interests, if any

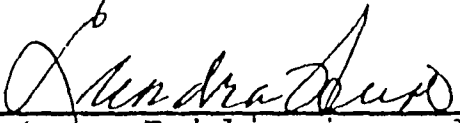
Prepared By:
Marcus E. Smith, Jr.
P. O. Box 3758
Tulsa Oklahoma 74102

(Indiana)

STATE OF OKLAHOMA §
 §
COUNTY OF TULSA §

BEFORE ME, a Notary Public in and for said county, personally appeared ROBERT D. DILLSAVER, Senior Vice President and LEWIS J. HAINES, Assistant Secretary of the CITIES SERVICE COMPANY, which executed the foregoing instrument, who acknowledged the seal affixed to said instrument is the corporate seal of said corporation; that they did sign and seal said instrument as such Senior Vice President, and Assistant Secretary, on behalf of said corporation and by authority of this Board of Directors; that said instrument is the free act and deed individually and as such Senior Vice President, and Assistant Secretary, and the free and corporate act and deed of said CITIES SERVICE COMPANY.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my seal this the 25th day of June, 1983.



Notary Public in and for
Tulsa County, Oklahoma
My term of office expires on:
March 10 1984



13-009-025
30168

720 W. 145th St.

N.W. Corner of 145th St.
and Forsythe Ave.
(Indianapolis Blvd.)
East Chicago
Lake County, Indiana

EXHIBIT "A"

Lease dated October 30, 1975, between Leah Ann Altman, Max M. Friedman & Bernard M. Epstein, as Trustee under the provisions of a trust dated October 26, 1932, as Landlord, and Cities Service Oil Company, as Tenant, as recorded by Memorandum as Document 351055 in the records of Lake County, Indiana, covering the following described land and premises in said county:

Lots Twenty-Five (25), Twenty-Six (26), Twenty-Seven (27) and Twenty-Eight (28), in Block Twelve (12) in a Subdivision of the West One Thousand Three Hundred Seventeen and Five Tenths feet of the Northeast Quarter of Section Twenty-Nine (29), Township Thirty-Seven (37), North, Range Nine (9), West of the Second Principal Meridian, as shown by the recorded plat of said Subdivision in the Recorder's Office of Lake County, Indiana, as the same appears of record in Plat Book #2, Page Fifteen.

G+G-RCL/MSK

CITIES SERVICE COMPANY

ARTICLE IV

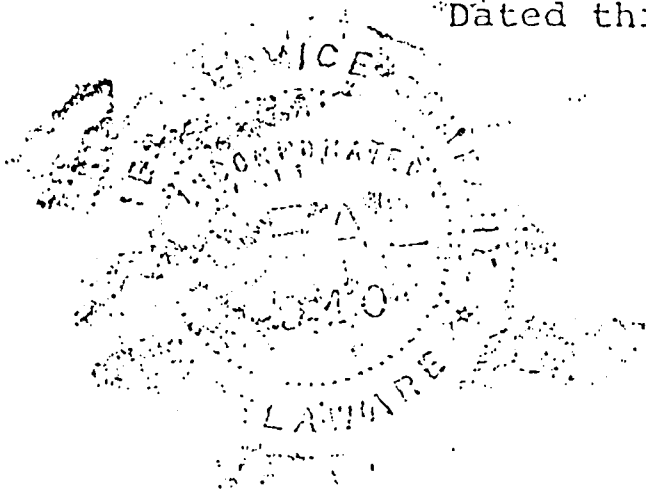
Corporate Officers

5. GENERAL POWERS. Except as otherwise provided by law, the Chairman of the Board, the President, each Executive Vice President, Senior Vice President, corporate Vice President, the Secretary and the Treasurer shall have power to sign contracts, instruments of conveyance, authorized bonds and debentures, checks, drafts, notes, orders for the payment of money and similar obligations and other instruments for and on behalf of the Corporation.

CERTIFICATION

I, LEWIS J. HAINES, Assistant Secretary of CITIES SERVICE COMPANY, a Delaware corporation, do hereby certify that the above and foregoing is a true and correct copy of, Paragraph 5 of Article IV of the By-Laws of said corporation. I further certify that Robert D. Dillsaver was on the 25th day of June, 1983 and is now and has been continuously since such date, a duly elected and acting Senior Vice President of said corporation.

Dated this 25th day of June, 1983.


Lewis J. Haines

LEWIS J. HAINES
Assistant Secretary