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MEMORANDUM OF CONTRACT
AFFECTING REAL ESTATE

This Memorandum of Contract is made to evidence the execution of a certain Gasoline Marketing/Consignment Agreement entered into on the 19th day of November, 1994. The Distributor is B & R OIL COMPANY, INC., and the Marketer is Phillip Falls, D/B/A Fast Lane Foods, Inc. The real estate affected by the Gasoline Marketing/Consignment Agreement is legally described in the attached legal description.

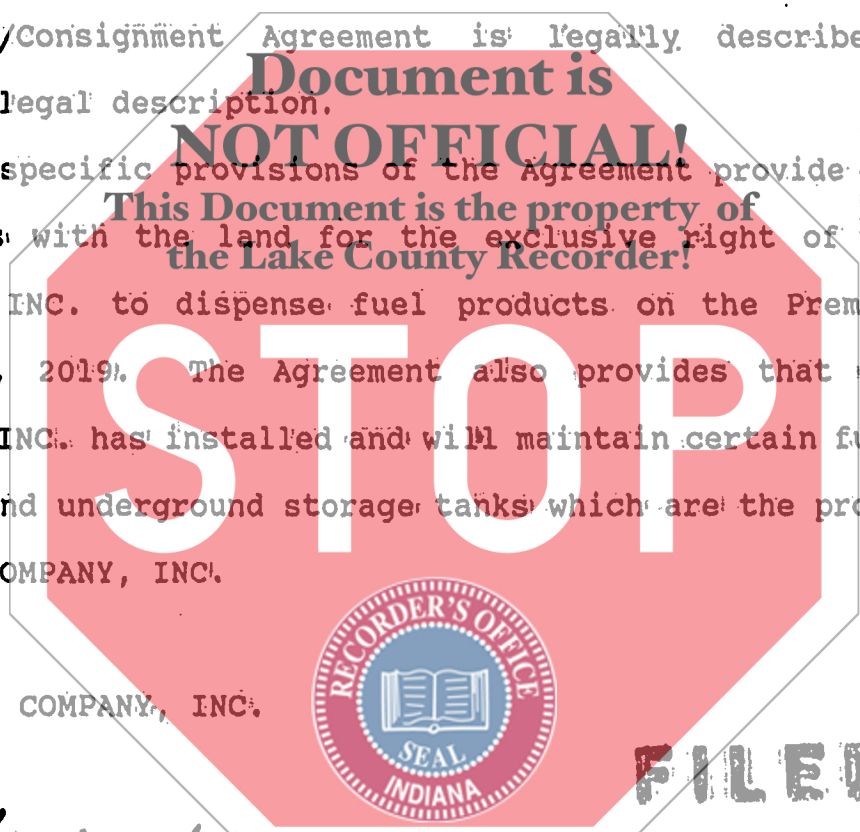
The specific provisions of the Agreement provide a contract that runs with the land for the exclusive right of B & R OIL COMPANY, INC. to dispense fuel products on the Premises until August 1, 2019. The Agreement also provides that B & R OIL COMPANY, INC. has installed and will maintain certain fuel pumping devices and underground storage tanks which are the property of B & R OIL COMPANY, INC.

B & R OIL COMPANY, INC.

BY: Ralph W. Dobson
Ralph W. Dobson, President

Phillip Falls
Phillip Falls
D/B/A Fast Lane Foods, Inc.

This Document prepared by: James F. Groves, 205 W. Jefferson, Suite 502, South Bend, IN. 46601.



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Anna N. Anton
AUDITOR LAKE COUNTY

STATE OF INDIANA
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B & R OIL

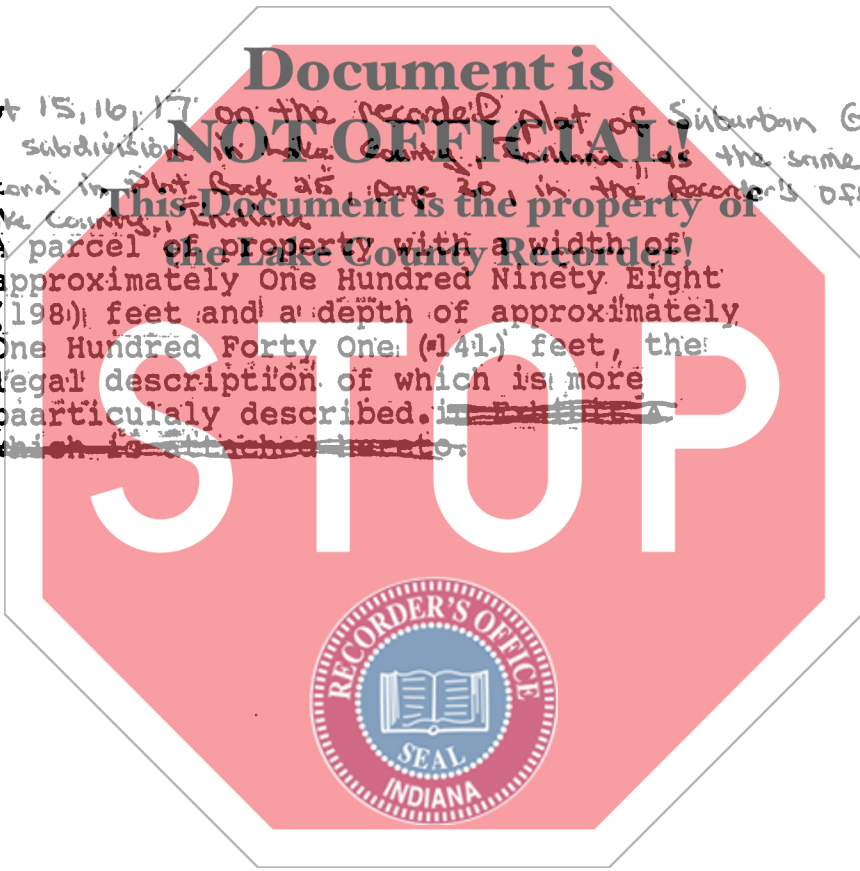
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Document is NOT OFFICIAL!
 Lot 15, 16, 17 on the recorded plot of Suburban Gardens Annex, a subdivision in Lake County, Indiana, as the same appears of record in Plot Book 25 Page 20 in the Recorder's Office of Lake County, Indiana.

This Document is the property of the Lake County Recorder.

A parcel of property with a width of approximately One Hundred Ninety Eight (198) feet and a depth of approximately One Hundred Forty One (141) feet, the legal description of which is more particularly described in ~~Exhibit A~~ which is attached hereto.



Mobil

B&R
 OIL CO. INC.

MIKE DOBSON
 (219) 272-6955
 FAX 271-9644

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 GRANGER, IN 46530