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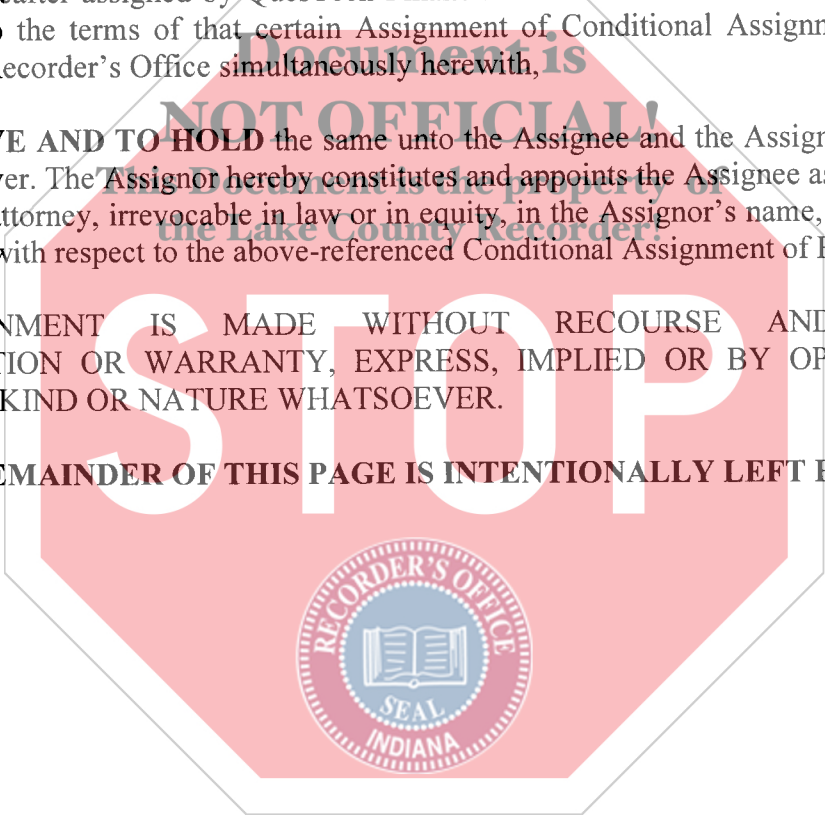
ASSIGNMENT OF CONDITIONAL ASSIGNMENT OF RENTALS

FOR VALUE RECEIVED, PETROLEUM & FRANCHISE CAPITAL LLC, having an address at 33 Mill Plain Road, Danbury, Connecticut 06811 ("**Assignor**"), hereby does hereby sell, assign, transfer, set over, endorse and deliver, without recourse, unto **PETROLEUM & FRANCHISE FUNDING LLC**, having an address at 33 Mill Plain Road, Danbury, Connecticut 06811 (the "**Assignee**"), all of Assignor's right, title and interest in and to that certain Conditional Assignment of Rentals made by Bulk Petroleum Corporation and Darshan's Indiana Stations One, Inc. to and in favor of QuesTech Financial LLC dated May 9, 2000 and recorded on June 14, 2000, as Document Number 2000-041870, in the Office of the Recorder of Lake County, Indiana (the "Recorder's Office") which Conditional Assignment of Rentals was thereafter assigned by QuesTech Financial LLC to Petroleum & Franchise Capital LLC pursuant to the terms of that certain Assignment of Conditional Assignment of Rentals recorded in the Recorder's Office simultaneously herewith,

TO HAVE AND TO HOLD the same unto the Assignee and the Assignee's successors and assigns forever. The Assignor hereby constitutes and appoints the Assignee as the Assignor's true and lawful attorney, irrevocable in law or in equity, in the Assignor's name, place and stead for all purposes with respect to the above-referenced Conditional Assignment of Rentals.

THIS ASSIGNMENT IS MADE WITHOUT RECOURSE AND WITHOUT REPRESENTATION OR WARRANTY, EXPRESS, IMPLIED OR BY OPERATION OF LAW, OF ANY KIND OR NATURE WHATSOEVER.

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*add memo
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Return acknowledgment to:



Capitol Services, Inc.

P.O. Box 6300 Albany, NY 12206
800/662-0171

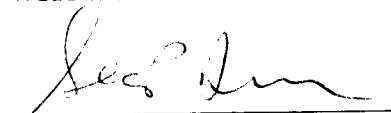
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IN WITNESS WHEREOF, the Assignor has duly executed this Assignment as of this 19th day of November, 2007.

WITNESS:

PETROLEUM & FRANCHISE CAPITAL LLC

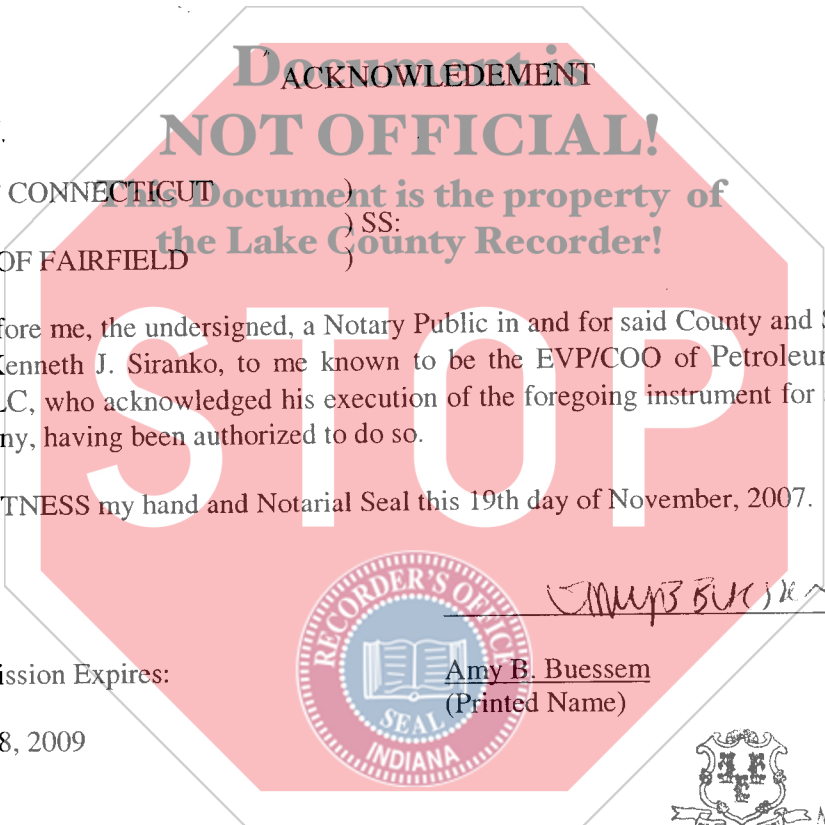


By: 

Name: Sean P. Dunn

Name: Kenneth J. Siranko

Title: EVP/COO



STATE OF CONNECTICUT

COUNTY OF FAIRFIELD

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Kenneth J. Siranko, to me known to be the EVP/COO of Petroleum & Franchise Capital LLC, who acknowledged his execution of the foregoing instrument for and on behalf of said company, having been authorized to do so.

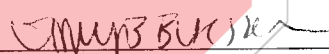
WITNESS my hand and Notarial Seal this 19th day of November, 2007.

My Commission Expires:

February 28, 2009



Amy B. Buessem
(Printed Name)

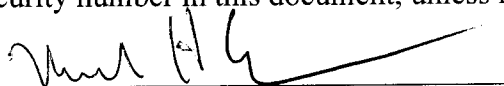


Notary Public



AMY B. BUESSEM
Notary Public
State of Connecticut
My Commission Expires
February 28, 2009

I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by Law.



Name Printed: Michael H. Levison



Schedule A

Property Description

All that tract or parcel of land and all improvements now or hereafter thereon situate, lying and being located at 4067 Broadway, Gary, Indiana, and more particularly described:

Lots 8, 9, 10, 11, and 12 in Block 24, Earle's Third Glen Park Addition to the City of Gary, as per plat thereof, recorded in Plat Book 9 page 36, in the Office of the Recorder of Lake County, Indiana.

