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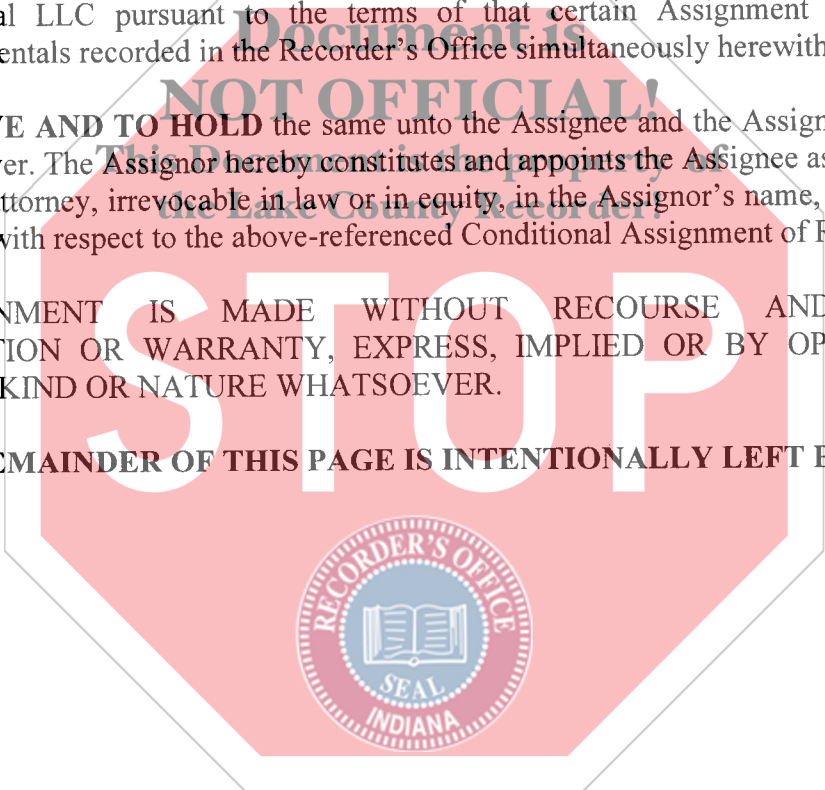
ASSIGNMENT OF CONDITIONAL ASSIGNMENT OF RENTALS

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 Dhaliwal's Indiana Bulk Stations Two, Inc. to and in favor of QuesTech Financial LLC dated May 9, 2000 and recorded on June 14, 2000, as Document Number 2000-041872, 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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18.00
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[Signature]

Return acknowledgment to:



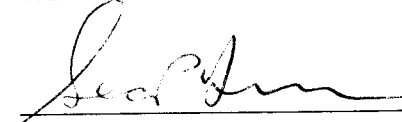
Capitol Services, Inc.
P.O. Box 6300 Albany, NY 12206
800/662-0171


380877FA

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

WITNESS:

PETROLEUM & FRANCHISE CAPITAL LLC


Name: Sean P. Dunn

By: 
Name: Kenneth J. Siranko
Title: EVP/COO

STATE OF CONNECTICUT)
COUNTY OF FAIRFIELD)

ACKNOWLEDGEMENT
NOT OFFICIAL!

This Document is the property of
the Lake County Recorder!

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



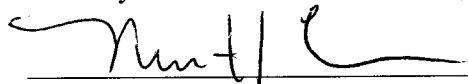

Amy B. Buessem
(Printed Name)

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 1691 East 15th Avenue, Gary, Indiana, and more particularly described:

Part of the Northwest Quarter of the Southwest Quarter of Section 11, Township 36 North, Range 8 West of the 2nd P.M., described as follows: Beginning on the South line of 15th Avenue (60 feet in width) and 203 feet East of the West line of the Southwest quarter of said Section 11, measured along said South line; thence East along the South line of 15th Avenue 175 feet to the West line of Illinois Street; thence South and parallel with the West line of Southwest Quarter of said Section 11 and along the West line of Illinois Street a distance of 150 feet; thence West and parallel with the South line of 15th Avenue a distance of 175 feet; thence North 150 feet to the point of commencement, City of Gary, Lake County, Indiana.

