

ASSIGNMENT OF LEASE

This Assignment of Lease made and entered into this 1st day of April, 1970, by and between SOUTHLAND OIL COMPANY, a Georgia corporation with its principal office and place of business in Chatham County, Georgia, (hereinafter called "Assignor"), and THE CITIZENS AND SOUTHERN NATIONAL BANK, a national banking association, with an office and place of business in Savannah, Georgia, and SIGNAL OIL AND GAS COMPANY, a Delaware corporation with its principal office and place of business in Los Angeles, California, (hereinafter called "Assignees").

W I T N E S S E T H

WHEREAS, concurrently with the execution hereof, Assignor and Assignees are entering into a certain loan and security agreement (hereinafter called "The Loan Agreement") of even date herewith whereunder the Assignor is borrowing certain monies from Assignees evidenced by promissory notes and secured by the Loan Agreement and by a Deed to Secure Debt, a Mortgage, and other security instruments, all dated of even date herewith, executed by Assignor in favor of Assignees.

NOW, THEREFORE, for and in consideration of the covenants and agreements hereinafter set forth and in order to induce the Assignees to enter into said Loan Agreement and to make the loan referred to herein, Assignor does hereby sell, assign, transfer, and set over to Assignees, their successors and assigns, all of the right, title, and interest of the Assignor in and to that certain lease and leasehold thereby created in the foregoing lease, the property therein described hereinafter called the "Premises".

This Assignment is made as additional collateral for the purpose of securing any and all other indebtedness now owing or which may hereafter be owing by the Assignor to the Assignees however incurred, specifically additionally securing the aforementioned loan.

Should consent hereto by the Lessor under said lease be required, either by law or by said lease, then this Assignment is made subject to

(Continued on next page)