

THIS LEASE AGREEMENT shall inure to the benefit and be binding upon the parties hereto and their respective heirs, legal representatives, successors and assigns.

EXECUTED BY LESSOR this 6 day of November, 1976.

VALLEY DISTRIBUTORS, INC.

By [Signature]
Its [Signature]

EXECUTED BY LESSEE this 12th day of October, 1976.

THE SOUTHLAND CORPORATION

ATTEST:

[Signature]
Assistant Secretary

By [Signature]
Vice President