

ACKNOWLEDGMENT AND CONSENT BY
CROWN CENTRAL PETROLEUM CORPORATION

CROWN CENTRAL PETROLEUM CORPORATION, a Maryland corporation, (hereinafter called "Crown") hereby acknowledges receipt of notice of the foregoing Assignment and hereby consents to such assignment of rentals payable under the Lease dated the 1st day of December, 1977, and further agrees to pay to TRUST COMPANY BANK (hereinafter called "Assignee") rental payments due in accordance with the aforesaid Lease.

Crown covenants that the aforesaid Lease is now in full force and effect, that it is now in possession of the premises, construction of the improvements thereon have been completed prior to the 1st day of December, 1977, and that there is no present default in the performance of any covenants of the Lease by JAMES RIVER REALTY CORPORATION (hereinafter called "Assignor").

Crown consents that the aforesaid Lease dated the 1st day of December, 1977, shall be subordinate to a Mortgage of even date herewith from the Assignor to the Assignee, which Mortgage was executed so that Assignee will lend to Assignor the principal sum of Two Hundred Eighty-six Thousand Dollars (\$286,000.00). Crown further consents that the Assignee shall be entitled to the benefits of Articles VI, XII, XIII and XIV of the aforesaid Lease.

Crown recognizes that Assignee as attorney for the Assignor unless and until it shall have received written notice from the Assignee that said loan has been paid or that this Assignment has been released or reassigned or there shall have been exhibited to it the paid note or other instrument evidencing

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