

SCHEDULE A

Leasehold interests of JIF PARTNERSHIP in the real estate and improvements described on Schedule A-1 through A-5 attached hereto, said leasehold interests being created by the following leases:

1. That certain Land Lease entered into as of September 30, 1983 by and between JOY PARTNERSHIP, a Maryland General Partnership ("Lessor") and JIF PARTNERSHIP, a Maryland General Partnership ("Lessee") covering the real estate and improvements described in Schedule A-1, A-2 and A-3.
2. That certain Ground Lease entered into as of January 15, 1980, by and between Susan Y. White ("Lessor") and Pennzoil Company ("Lessee"), the said Lessee's interest having been assigned to JIF PARTNERSHIP by Assignment of Lease entered into as of September 30, 1983, by and between Pennzoil Company ("Assignor") and JIF PARTNERSHIP ("Assignee"), said Gound Lease and Assignment of Lease covering the real estate and improvements described on Schedule A-4.
3. That certain Ground Lease entered into as of July 19, 1979, by and between Cedar Village Associates, a Georgia Limited Partnership ("Lessor") and Pennzoil Company ("Lessee"), the said Lessee's interest having been assigned to JIF PARTNERSHIP by Assignment of Lease entered into as of September 30, 1983, by and between Pennzoil Company ("Assignor") and JIF PARTNERSHIP ("Assignee"), said Ground Lease and Assignment of Lease covering the real estate and improvements described in Schedule A-5.

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