

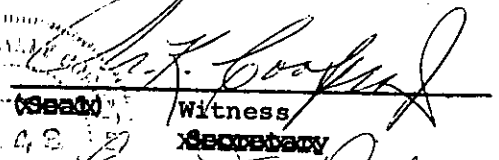
Lessee for any payment made by Lessee during the occupancy of the demised premises.

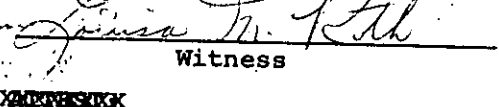
XVII. The terms, covenants and conditions of this Lease shall be binding upon and inure to the benefit of each of the parties hereto, their successors and assigns, and shall run with the land. Lessor covenants and agrees that Lessee, its successors and assigns, shall have the right to assign this Lease or sub-let the same or any part thereof.

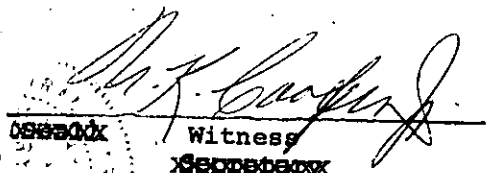
IN WITNESS WHEREOF, the parties have caused this Lease to be executed by their duly authorized corporate officers and their respective corporate seals to be hereunto affixed as of the day and year first above written.

Signed, Sealed and Delivered)
in the Presence of:)

~~XXXXXX~~

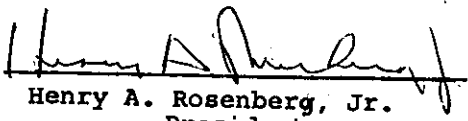

Witness
~~XXXXXX~~ Secretary

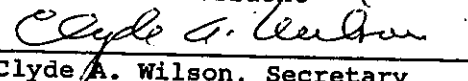

Witness
~~XXXXXX~~


Witness
~~XXXXXX~~ Secretary

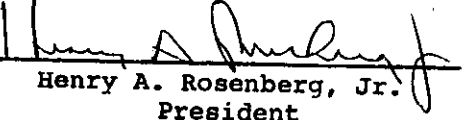

Witness
~~XXXXXX~~

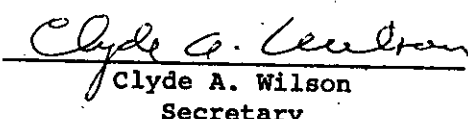
JAMES RIVER REALTY CORPORATION

By 
Henry A. Rosenberg, Jr.
President

By 
Clyde A. Wilson, Secretary

CROWN CENTRAL PETROLEUM CORPORATION

By 
Henry A. Rosenberg, Jr.
President

By 
Clyde A. Wilson
Secretary

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