

For Registration Matthew S. Willis
Register of Deeds
Harnett County, NC
Electronically Recorded
2021 Oct 06 08:45 AM NC Rev Stamp: \$ 0.00
Book: 4056 Page: 171 - 175 Fee: \$ 26.00
Instrument Number: 2021023504

Recording requested by
and when recorded return to:

K&L Gates LLP
599 Lexington Avenue
New York, New York 10022
Attn: Amy H. Ironmonger, Esq.

STATE OF NORTH CAROLINA

COUNTY OF HARNETT

MEMORANDUM OF LEASE

This Memorandum of Lease ("Memorandum") is made this 5 day of October, 2021, by and between Go Country, L.L.C., a North Carolina limited liability company ("Landlord"), whose address is 191 Flynn McPherson Rd., Cameron, NC 28326, and Refuel Operating Company, LLC, a Delaware limited liability company ("Tenant"), whose address is 547 Long Point Rd., Suites 102-103, Mt. Pleasant, SC 29464.

1. Leased Premises. Landlord and Tenant (as successor in interest to Albemarle Oil Company, a North Carolina corporation) entered into a Contract of Lease for Convenience Store effective as of July 11, 2012 (the "Lease") for the premises located at 277 Hwy 24, Cameron, Harnett County, North Carolina (the "Premises"), which land is described on Exhibit A, attached hereto and incorporated herein by reference.

2. Term. Subject to the terms and conditions contained in the Lease, the term of the Lease commenced on July 11, 2012 and shall expire on July 10, 2022. The Tenant has the option to extend the Term for three (3) successive periods of five (5) years each.

3. Successors and Assigns. The conditions and provisions hereof shall inure to the benefit of and shall be binding upon Landlord, Tenant, and their respective personal representatives, executors, successors, heirs and assigns and shall run with the land.

4. Memorandum. This instrument is merely a memorandum of the Lease and is subject to all of its terms, conditions and provisions. In the event of any inconsistency between the terms of the Lease and this instrument, the terms of the Lease shall prevail.

[Remainder of Page Intentionally left Blank]

IN WITNESS WHEREOF, Landlord or its authorized representatives or officers have signed this Memorandum on this 22 day of September 2021.

LANDLORD:

GO COUNTRY, L.L.C.,
a North Carolina limited liability company

By: Prentiss Odom

Name: Prentiss Odom

Title: Member/Manager

By: Eva J. Odom

Name: Eva J. Odom

Title: Member/Manager

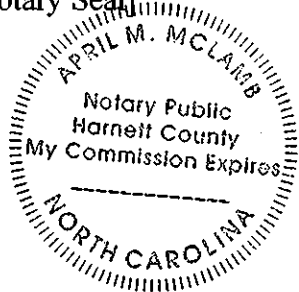
STATE OF NORTH CAROLINA

COUNTY OF Harnett

I, April M McLamb, a Notary Public do hereby certify that Prentiss Odom and Eva J. Odom personally came before me this day and acknowledged that (s)he is the Member/Manager of Go Country, L.L.C., and that (s)he in such representative capacity voluntarily signed the foregoing instrument for the purposes stated therein.

Witness my hand and official stamp or notarial seal, this 22 day of September, 2021.

[Notary Seal]



April M McLamb
Notary Public

April M McLamb
Notary's Typed or Printed Name

My commission expires: 7-29-2026

IN WITNESS WHEREOF, Tenant or its authorized representatives or officers have signed this Memorandum on this 22 day of SEPTEMBER 2021.

TENANT:

REFUEL OPERATING COMPANY, LLC,
a Delaware limited liability company

By: [Signature]
Name: Travis Smith
Title: Chief Development Officer

STATE OF SOUTH CAROLINA

COUNTY OF CHARLESTON

I, ELIZABETH PLASTERS, a Notary Public do hereby certify that Travis Smith personally came before me this day and acknowledged that he is the Chief Development Officer of Refuel Operating Company, LLC, a Delaware limited liability company, and that he in such representative capacity voluntarily signed the foregoing instrument for the purposes stated therein.

Witness my hand and official stamp or notarial seal, this 22 day of SEP, 2021.

[Notary Seal]

Elizabeth Plasters
Notary Public, State of South Carolina
My Commission Expires January 11, 2022

[Signature]
Notary Public
ELIZABETH PLASTERS
Notary's Typed or Printed Name
My commission expires: 1.11.22

Exhibit "A" to Memorandum of Lease

Legal Description

BEING ALL, OF THAT CERTAIN LOT OR PARCEL OF LAND LOCATED IN JOHNSONVILLE TOWNSHIP, HARNETT COUNTY, NORTH CAROLINA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING ALL OF LOT 6-A AND LOT 6-B AS DESIGNATED ON THAT CERTAIN PLAT ENTITLED "'CAMERON HILL SUBDIVISION' DIVISION OF LOT 6" PREPARED BY DOWELL G. EAKES, PLS DATED 11/2/1999 RECORDED IN MAP BOOK 99, PAGE 570 IN THE HARNETT COUNTY PUBLIC REGISTRY AS SAID LOTS WERE RECOMBINED INTO LOT 6-A AS DESIGNATED ON THAT CERTAIN PLAT ENTITLED "TED D. BROWN" PREPARED BY BENNETT SURVEYORS, INC. DATED FEBRUARY 10, 2004 RECORDED IN MAP BOOK 2004, PAGE 121 IN THE HARNETT COUNTY PUBLIC REGISTRY.

ALSO KNOWN AS:

BEGINNING AT A POINT ON THE EASTERN RIGHT-OF-WAY OF NC HIGHWAY #24 AND RUNS THENCE N 67°06'42" E A DISTANCE OF 363.96' TO A FOUND IRON PIPE, A CORNER OF THE SHARON HANCOX PROPERTY AS FOUND IN DEED BOOK 2717 PAGE 412; THENCE S 22°59'46" E A DISTANCE OF 187.53' TO A FOUND IRON PIPE; THENCE S 66°53'17" W A DISTANCE OF 363.96' TO A FOUND IRON PIPE ON THE SAID EASTERN RIGHT OF WAY; THENCE RUNNING ALONG THE SAID RIGHT-OF-WAY N 22°59'46" W A DISTANCE OF 188.90' TO THE POINT AND PLACE OF BEGINNING.