

Addendum to  
LEASE AGREEMENT

ADDENDUM made this 20<sup>th</sup> day of August, 2007 by and between Station Tremont, LLC, a limited liability Company, successor in interest to Station Acquisition, LLC, a Missouri Limited Liability Company ("Owner") and Crescent Oil Company, Inc., a Kansas Corporation ("Crescent") supplementing Lease Agreement dated effective as of June 22, 2007 pertaining to the premises located at 5401 NW 64<sup>th</sup> St, Kansas City, MO and legally described as set forth in Exhibit "A" attached hereto.


WITNESSETH:

1. Extension of Term. Crescent hereby irrevocably exercises the option to extend the primary term of the Lease Agreement for an additional term of five (5) years, which extended term shall commence July 1, 2022 and shall expire June 30, 2027.
2. Additional Renewal Option. Provided that Crescent shall not then be in default, Crescent shall have remaining the option to extend the term for one (1) additional term of five (5) years upon the terms and conditions of the Lease Agreement.
3. Other Provisions. All other terms and provisions of the Lease Agreement not inconsistent herewith shall remain in full force and effect.

IN WITNESS WHEREOF, this instrument is executed the day and year first above written.

"OWNER"

Station Tremont, LLC  
A Missouri Limited Liability Company

By: 

Title: Manager

"CRESCENT"

Crescent Oil Company, Inc.  
A Kansas Corporation

By: 

Title: Exec. V.P.

EXHIBIT "A"

Legal Description

All of Lot 2, TREMONT SQUARE WEST, a subdivision in Kansas City, Platte County, Missouri, according to the recorded plat thereof, formerly described as follows:

All that part of Lot 1, TREMONT SQUARE, a subdivision within the City of Kansas City, Platte County, Missouri, being more particularly described as follows: Commencing at the Northwest corner of said Lot 1, said point also lying on the Southerly right-of-way on Missouri State route No. 45 as now established; thence South 89 degrees 51 minutes 51 seconds East on the Northerly line of said Lot 1 a distance of 158.21 feet to a point lying 140.00 feet Southerly of centerline Station 1901+50 of said Missouri State Route No. 45; thence North 84 degrees 25 minutes 30 seconds East on the Northerly line of said Lot 1 a distance of 150.75 feet to a point lying 125.00 feet Southerly of centerline Station 1903+00 of said Missouri State Route No. 45; thence South 89 degrees 51 minutes 51 seconds East on the Northerly line of said Lot 1 a distance of 276.00 feet to the True Point of Beginning; thence continuing South 89 degrees 51 minutes 51 seconds East on the Northerly line of said Lot 1 a distance of 233.76 feet to a point of curvature, said point also being the point of intersection of the Southerly right-of-way line of said Missouri State Route No. 45 and the Westerly right-of-way of North Chatham Avenue as now established; thence on the Easterly line of said Lot 1 Easterly and Southerly on a curve to the right having a radius of 15.00 feet a distance of 24.04 feet to a point of compound curvature; thence continuing on the Easterly line of said Lot 1 on a curve to the right having a radius of 486.79 feet a distance of 148.61 feet; thence North 89 degrees 51 minutes 51 seconds West parallel to the Northerly line of said Lot 1 a distance of 221.61 feet; thence North 00 degrees 08 minutes 09 seconds East a distance of 161.00 feet to the True Point of Beginning