

And lastly, First Party warrants that it is the owner of the lease assigned hereby, all of the leasehold estate in the real property specifically described in Exhibit A, and all of the improvements located thereon, and the First Party will forever warrant and defend the title to said leasehold estate and improvements subject only to the rights of the Lessor under said lease. First Party further warrants that said lease has not been modified or supplemented except as specifically described on Exhibit A, that said lease is in full force and effect, and that no default has been declared under said lease, all rents and other payments due under said lease have been properly and timely paid, no default has occurred under the lease, and no event has occurred and no condition exists which, with notice or the passage of time, or both, would constitute a default under said lease.

IN WITNESS WHEREOF, INTERNATIONAL PETROLEUM TERMINALS COMPANY (SE) has caused these presents to be executed by both of its general partners, and said general partners have caused these presents to be executed by their duly authorized officers, and the corporate partner has caused its seal to be affixed on the day and year first above written.

INTERNATIONAL PETROLEUM SALES COMPANY (SE)

By: SOUTHEAST TERMINALS COMPANY, LTD.

By: [Signature]
Senior Vice President

By: ITAPCO-SAVANNAH TERMINAL ^{INC.} COMPANY

By: [Signature]
President

Attest: [Signature]
Secretary

Signed, Sealed and Delivered in the presence of:

[Signature]
Witness

[Signature]
Witness

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