

NOTICE OF LEASE

THIS NOTICE OF LEASE is made as of the 18th day of June, 2009, by and between **S & J COMMERCIAL PROPERTIES, LLC**, a Connecticut limited liability company with a mailing address of 386 Danbury Road, Wilton, Connecticut 06897 (hereinafter the "Landlord"), and **CONSUMERS PETROLEUM OF CONNECTICUT, INCORPORATED**, a Connecticut corporation with an office and place of business at 204 Spring Hill Road, Trumbull, Connecticut 06611 (the "Tenant").

Landlord and Tenant hereby declare as follows:

1. As of February 19, 2008 Landlord and Tenant entered into an Agreement of Lease (the "Lease") which Lease had an effective date of commencement of June 18, 2009 (the "Rent Commencement Date").
2. The premises demised by the Lease (the "Leased Premises") are shown as cross hatched area on the site plan attached hereto as Schedule B. The Leased Premises are part of a larger parcel of property owned by Landlord which is described on Schedule A attached hereto and made a part hereof.
3. The term of the Lease was for an initial period of ten (10) years commencing on the Rent Commencement Date of June 18, 2009 and terminating June 30, 2019. Tenant has been given four (4) options to renew the Lease. Each option to renew is for an additional five (5) year term.
4. The Lease contains a right of first refusal in favor of Tenant to purchase the Premises on terms and conditions set forth in the Lease.
5. A copy of the Lease is on file at the offices of Pullman & Comley, LLC, at 850 Main Street, Bridgeport, Connecticut 06604.
6. All of the terms, conditions, provisions and covenants of the Lease are incorporated herein by reference as though set forth at length, and the Lease and this Notice of Lease shall be deemed to constitute a single document.
7. This Lease may be executed in one (1) or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

CONSUMERS PETROLEUM OF
CONNECTICUT, INCORPORATED

Mark J. Smith
[Signature]

By: [Signature]

Its
Duly Authorized

STATE OF CONNECTICUT)
)
COUNTY OF FAIRFIELD)

ss: Trumbull

On this the 18th day of June, 2009, before me, the undersigned officer, personally appeared Richard A. Wicht, who acknowledged himself to be the President of CONSUMERS PETROLEUM OF CONNECTICUT, INCORPORATED, and that he as such officer, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as such officer.

IN WITNESS WHEREOF, I hereunto set my hand.

[Signature]

Commissioner of the Superior Court

My Commission Expires April 30, 2013

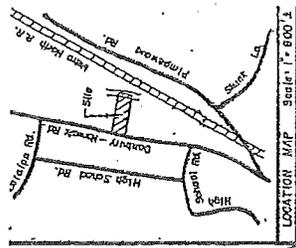
SCHEDULE A

All that certain tract, piece or parcel of land situated in the Town of Wilton, County of Fairfield and State of Connecticut, in quantity One and Eight One-Hundredths (1.08) acres, more or less, and bounded and described as follows: Northerly Three Hundred and Twenty (320) feet, more or less, by other land of Edward J. Cooke, the Grantor herein, designated as Parcel "A" upon the map hereinafter mentioned; Easterly One Hundred and Twenty (120) feet, more or less, by the Norwalk River, so called; Southerly Three Hundred and Sixty-five (365) feet, more or less, by land formerly of Walton S. Richdale now of Country Press, Inc. and Westerly One Hundred and Forty-three and Thirty-five One Hundredths (143.35) feet by the Norwalk-Danbury State Highway, U.S. Conn. Route 7.

Said tract above described being more particularly shown and delineated as Parcel "B" upon a certain map entitled: "Map of Plots A & B Prepared for Edward J. Cooke Located on Norwalk-Danbury Road (U.S. Conn. Route 7) Wilton, Conn. Scale 1 Inch = 40 Feet Surveyed Aug. 21, 1952 Certified Substantially Correct Clinton C. Hubbell Civil Engineer and Surveyor Perry Avenue Norwalk Connecticut", which map is now on file in the Office of the Town Clerk of the Town of Wilton, reference thereto being hereby made for a more particular description as to the location and dimensions of said tract.

SCHEDULE B

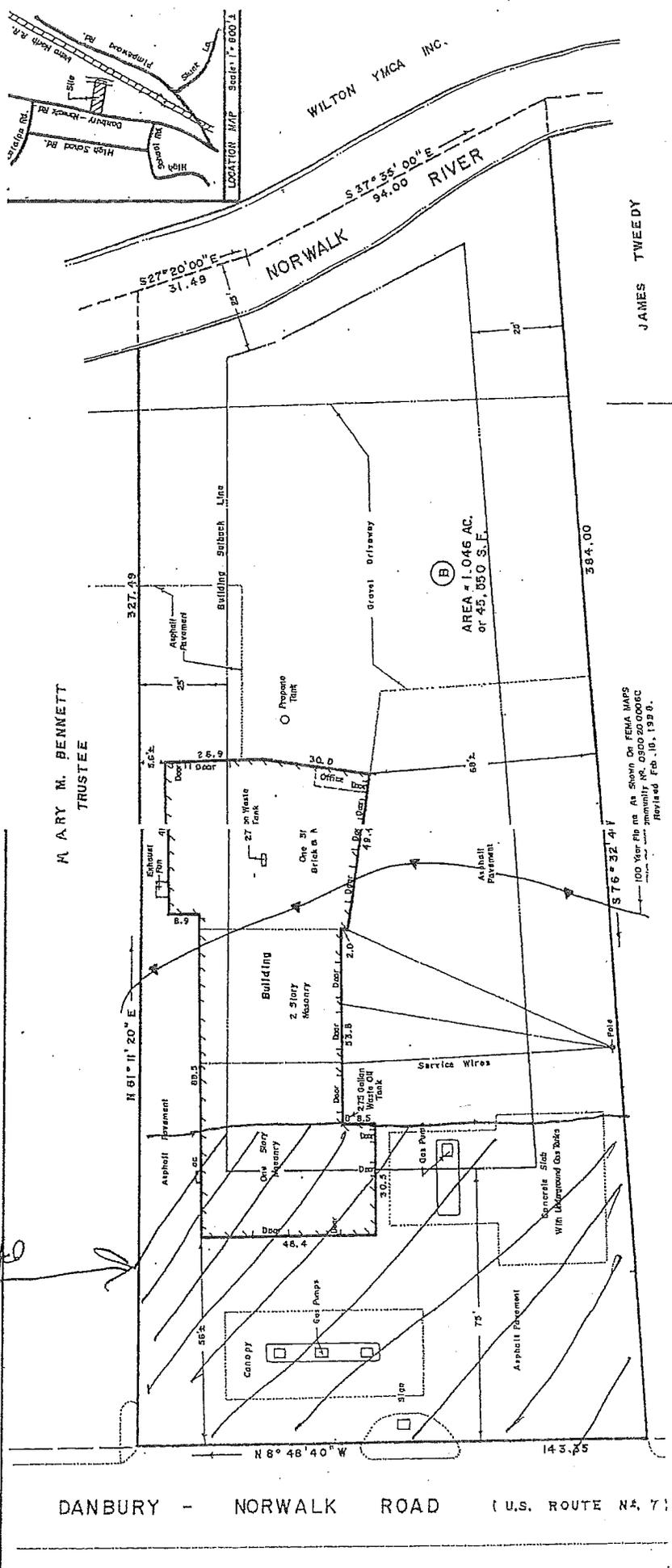
Bridgeport/57243.30/MGP/767612v1



WILTON YMCA INC.

MARY M. BENNETT TRUSTEE

JAMES TWEEDY



100 Year File as Shown On FEMA MAPS
 Community No. 030020000C
 Revised Feb. 16, 1999.

~~File name~~
 Crosshatch
 are is
 leased premises
 appears to be
 non exclusive driveway

DANBURY - NORWALK ROAD (U.S. ROUTE No. 7)