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AGREEMENT AMENDING LEASE

THIS IS AN AGREEMENT dated June 18, 2004 between PHILIP LAVALLE of 4448 Mandeville Street, New Orleans, Louisiana (herein called "Lessor", whether one or more), and MOTIVA ENTERPRISES LLC, a Delaware Limited Liability Company with offices at 12700 Northborough Dr. (Attention: Real Estate Administration), Houston, Texas 77067 (herein called "Motiva").

AMENDING the Lease between Lessor and Motiva's predecessors dated March 25, 1969, and covering the premises located at 2035 Gentilly Blvd. in New Orleans, Louisiana in Orleans Parish, as supplemented, amended and/or extended ("Lease").

Lessor and Motiva covenant and agree as follows:

- Lease Term
2/1/05 - 1/31/10
\$ 5,890.00/mo*
1. Motiva hereby exercises its option to extend the Lease for a period of five (5) years, which option period will begin on February 1, 2005 and will end on January 31, 2010, and will be subject to the same covenants and conditions as provided in the Lease, as supplemented, amended, and/or extended. Rent for this period will be Five Thousand Eight Hundred Ninety Dollars and no/100 (\$5,890.00) per month.
 2. In addition to Motiva's existing option to extend the Lease beginning February 1, 2005 and ending January 31, 2010, Motiva shall have further options to extend the Lease for two (2) additional periods of five (5) years each beginning with the first extension period commencing February 1, 2010 and ending January 31, 2015. The second extension period shall commence February 1, 2015 and end January 31, 2020. During both extension periods, the same covenants and conditions as provided in the lease and on terms as herein provided shall control.
 3. Both parties agree that the rent for the additional option periods shall be as follows:
 - (a) For the period February 1, 2010 to January 31, 2015 rent shall be Six Thousand Four Hundred Seventy-Nine Dollars (\$6,479.00) per month;
 - (b) For the period February 1, 2015 to January 31, 2020 rent shall be Seven Thousand One Hundred Twenty-Six Dollars (\$7,126.00) per month;
 4. Article 2 of the Agreement Amending Lease dated August 18, 1969 shall be deleted in its entirety.
 5. Exhibit A of the Lease is hereby amended to delete "and all underground tanks". Motiva owns the underground tanks.
 6. The Lease, as heretofore and hereby supplemental and amended is ratified and continued.
 7. This Agreement shall bind and benefit Lessor's heirs, successors and assigns, and Motiva's successors and assigns.

206 9/18/04

EXECUTED as of the date first herein specified.

WITNESS to Lessor's execution:

LESSOR: PHILIP LAVALLE

Mary E. LaValle By (sign): Philip LaValle

By (print): Philip LaValle

Title: Owner

WITNESS to Motiva's execution:

MOTIVA ENTERPRISES LLC

Charles T. Badrick By (sign): Charles T. Badrick

By (print): Charles T. Badrick
Attorney-in-Fact

Title: _____

SENDER: COMPL.F.	DELIVERY
<ul style="list-style-type: none">Complete Items 1, 2, and 3. Also complete Item 4 if Restricted Delivery is desired.Print your name and address on the reverse so that we can return the card to you.Attach this card to the back of the mailpiece, or on the front if space permits.	A. Received by (Please Print Clearly) <u>W. WISCHAK</u> B. Date of Delivery <u>6/1/09</u> C. Signature <u>x W. Wischak</u> <input type="checkbox"/> Agent <input type="checkbox"/> Addressee
1. Article Addressed to: <u>J. Wayne Gillette</u> <u>234 Loyola Ave.</u> <u>Ste 811</u> <u>New Orleans, LA 70112</u>	D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No 3. Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D. 4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes

2. Article Number (Copy from service label)
7000 1530 0000 8261 0052 "Return Receipt"