

4. The interest of Landlord in the Premises will not be subject to liens for improvements made by or for the account of Tenant.

5. Landlord and Tenant hereby agree that upon a termination of the Lease for any reason in accordance with the terms and conditions of the Lease, that Landlord, acting alone and without the joinder of Tenant, may execute and file in the public records a notice of termination that reflects that the Lease has been terminated and that this Memorandum has no further force or effect, which notice of termination would thereby release the Premises from the encumbrance and operation of this Memorandum. Landlord shall immediately provide Tenant with notice of the execution and filing of the notice of termination and shall provide a copy of the notice upon recordation.

This Memorandum is not a complete summary of the Lease. Provisions in this Memorandum shall not be used to interpret the provisions of the Lease, and, in the event of conflict between this Memorandum and the Lease, the Lease shall control.

IN WITNESS WHEREOF, Landlord and Tenant have executed this Memorandum of Lease this 15 day of October, 2014.

(Remainder of page intentionally left blank.)

TENANT:

MURPHY OIL USA, INC.,
a Delaware corporation

By: John A. Moore

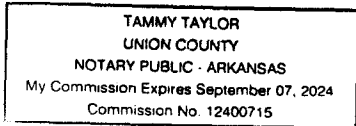
Print Name: John A. Moore

Print Title: Sr. Vice President General Counsel's Secretary

STATE OF ARKANSAS)
)§
COUNTY OF UNION)

This instrument was acknowledged before me on October 9, 2014, by, John A. Moore, as SVP, General Counsel's Secretary MURPHY OIL USA, INC., a Delaware corporation, who, after having been duly sworn, acknowledged the execution of the foregoing Memorandum of Lease.

WITNESS, my hand and Notarial Seal this 9th day of October, 2014.



Tammy Taylor

Notary Public

Tammy Taylor

Notary Public Printed

My Commission Expires:

09/07/2024

My County of Residence:

Union

SCHEDULE 1

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN TRIANGLE TOWNSHIP, DURHAM COUNTY, NORTH CAROLINA, BEING SHOWN AS NEW LOT 2 ON A PLAT ENTITLED "HOPE VALLEY FARMS POD "BB-2" FOR CASWYCK HVF, LLC BY THE JOHN R. MCADAMS COMPANY, INC., DATED MARCH 31, 2014 AND RECORDED IN P.B. 193, PG. 226-227 ON JULY 30, 2014, DURHAM COUNTY, NORTH CAROLINA RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT LOCATED AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF MARTIN LUTHER KING JR. PARKWAY (RIGHT-OF-WAY VARIES) AND THE NORTHWESTERLY RIGHT-OF-WAY OF S. ROXBORO STREET (110' RIGHT-OF-WAY); THENCE ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY OF MARTIN LUTHER KING JR. PARKWAY NORTH 42°28'16" WEST, A DISTANCE OF 170.13 FEET TO A POINT; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 5784.58 FEET, AN ARC LENGTH OF 215.42 FEET, A CHORD WHICH BEARS NORTH 41°24'15" WEST, A DISTANCE OF 215.41 FEET TO A 1/2" OPEN TOP FOUND; THENCE SOUTH 62°37'39" WEST, A DISTANCE OF 11.43 FEET TO A POINT AT THE EAST CORNER OF LOT 4 (PB 193, PG. 226-227; PIN: 0820-17-10-7343) AND THE NEW SOUTHWESTERLY RIGHT-OF-WAY OF MARTIN LUTHER KING JR. PARKWAY AS SHOWN IN P.B. 193, PG. 226-227; THENCE CONTINUE ALONG SAID NEW SOUTHWESTERLY RIGHT-OF-WAY OF MARTIN LUTHER KING JR. PARKWAY AND THE COMMON LINE OF LOT 4 NORTH 40°12'45" WEST, A DISTANCE OF 63.69 FEET TO A POINT; THENCE NORTH 39°27'01" WEST, A DISTANCE OF 62.72 FEET TO A POINT; THENCE NORTH 38°46'56" WEST, A DISTANCE OF 23.74 FEET TO A POINT; THENCE NORTH 89°47'55" WEST, A DISTANCE OF 4.34 FEET TO A POINT; THENCE NORTH 39°57'33" WEST, A DISTANCE OF 56.04 FEET TO A 3/4" OPEN TO PIPE FOUND AT THE COMMON CORNER OF SAID LOT 4 AND NEW LOT 3 (PIN: 0820-17-10-8490) OF THE AFOREMENTIONED PLAT; THENCE CONTINUE ALONG SAID NEW SOUTHWESTERLY RIGHT-OF-WAY OF MARTIN LUTHER KING JR. PARKWAY AND THE COMMON LINE OF NEW LOT 3 NORTH 39°57'33" WEST, A DISTANCE OF 14.32 FEET TO A 3/4" OPEN TOP PIPE FOUND; THENCE NORTH 08°35'13" WEST, A DISTANCE OF 10.59 FEET TO A 3/4" OPEN TOP PIPE FOUND; THENCE NORTH 38°07'42" WEST, A DISTANCE OF 18.58 FEET TO A 3/4" OPEN TOP PIPE FOUND; THENCE NORTH 37°33'21" WEST, A DISTANCE OF 62.56 FEET TO A 3/4" OPEN TOP PIPE FOUND; THENCE NORTH 37°01'19" WEST, A DISTANCE OF 45.00 FEET TO A 3/4" OPEN TOP PIPE FOUND AT THE COMMON CORNER OF SAID NEW LOT 3 AND NEW LOT 2 (PIN: 0820-17-10-8503) OF THE AFOREMENTIONED PLAT; SAID POINT BEING THE TRUE POINT OF BEGINNING.

THUS HAVING ESTABLISHED THE TRUE POINT OF BEGINNING, THENCE LEAVING THE SAID NEW SOUTHWESTERLY RIGHT-OF-WAY OF MARTIN LUTHER KING JR. PARKWAY AND ALONG THE COMMON LINE WITH SAID NEW LOT 2 AND NEW LOT 3 SOUTH 53°40'12" WEST, A DISTANCE OF 218.55 FEET TO A 3/4" OPEN TOP PIPE FOUND AT THE COMMON CORNER OF NEW LOT 2 AND NEW LOT 3 AND A NORTHEASTERLY LINE OF THE AFOREMENTIONED LOT 4; THENCE ALONG SAID COMMON LINE WITH LOT 4 NORTH 36°19'48" WEST, A DISTANCE OF 136.67 FEET TO A 3/4" OPEN TOP PIPE FOUND; THENCE WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 29.50 FEET, AN ARC LENGTH OF 46.34 FEET, A CHORD WHICH BEARS NORTH 08°40'12" EAST, A DISTANCE OF 41.72 FEET TO A 1/2" REBAR SET (STAMPED REA L-4510); THENCE NORTH 53°40'12" EAST, A DISTANCE OF 160.45 FEET TO A 3/4" OPEN TOP PIPE FOUND; THENCE WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 39.50 FEET, AN ARC LENGTH OF 16.36 FEET, A CHORD WHICH BEARS NORTH 65°31'59" EAST, A DISTANCE OF 16.24 FEET TO A 1/2" REBAR SET (STAMPED REA L-4510); ON THE AFOREMENTIONED NEW SOUTHWESTERLY RIGHT-OF-WAY OF MARTIN LUTHER KING JR. PARKWAY AND THE COMMON CORNER OF NEW LOT 2 AND LOT 4; THENCE ALONG SAID NEW SOUTHWESTERLY RIGHT-OF-WAY OF MARTIN LUTHER KING JR. PARKWAY AND THE COMMON LINE WITH NEW LOT 2 SOUTH 35°22'31" EAST, A DISTANCE OF 10.59 FEET TO A 3/4" OPEN TOP PIPE FOUND; THENCE SOUTH 77°01'54" EAST, A DISTANCE OF 20.57 FEET TO A 1/2" REBAR SET (STAMPED REA L-4510); THENCE SOUTH 35°35'58" EAST, A DISTANCE OF 58.09 FEET TO A 3/4" OPEN TOP PIPE FOUND; THENCE SOUTH 36°19'37" EAST, A DISTANCE OF 64.94 FEET TO A 3/4" OPEN TOP PIPE FOUND; THENCE SOUTH 37°01'19" EAST, A DISTANCE OF 15.63 FEET TO THE TRUE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINING AND AREA OF 35,834.30 SQUARE FEET OR 0.823 ACRES, MORE OR LESS.

TOGETHER WITH all rights benefitting and appurtenant to the above-described property created by that Declaration of Covenants, Easements and Restrictions by Caswyck-HVF, LLC dated October 15, 2014 and recorded October 15, 2014 in the Office of the Durham County Register of Deeds, in Book 7585, Page 70.