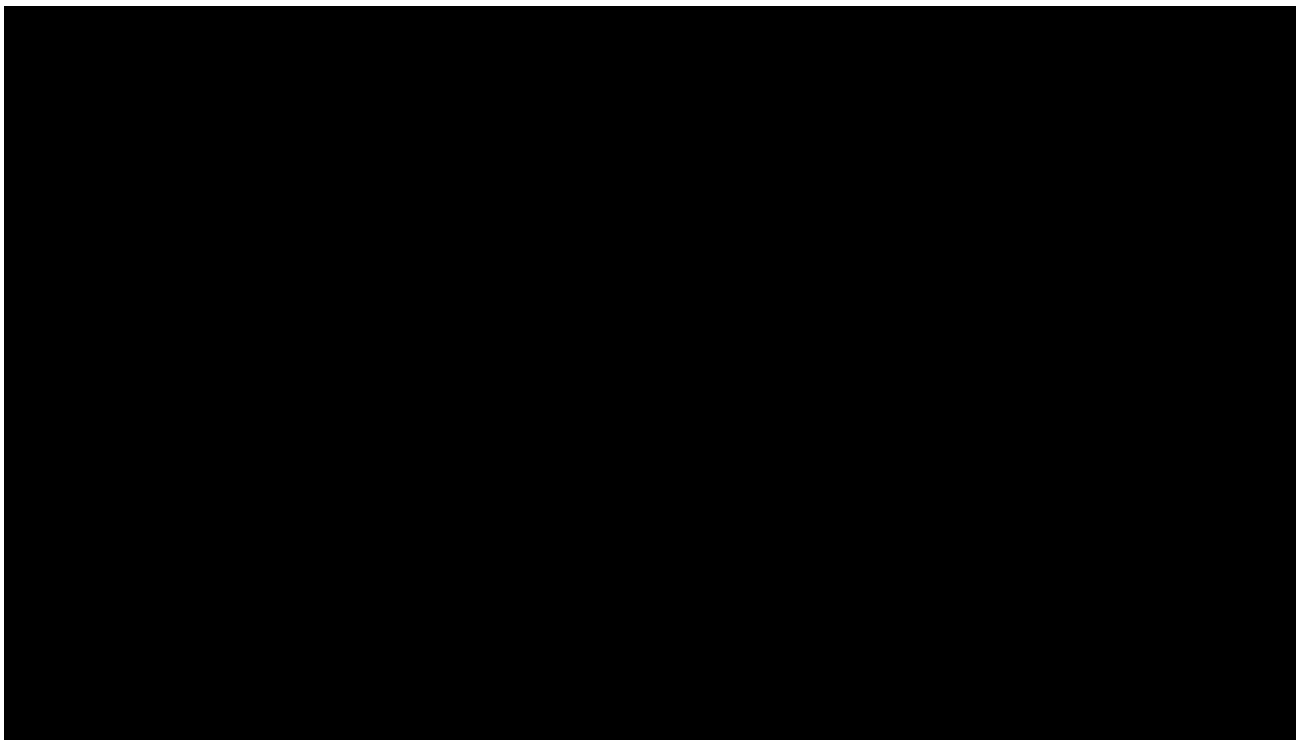


LEASE AGREEMENT

THIS LEASE AGREEMENT (this "Lease") is made and entered into effective the 6th day of October, 2011, ("Effective Date") by and between **EBMM LTD**, a Florida limited partnership ("Landlord") whose address is 401 71st Street, Miami Beach, FL 33141 and **NIKO PETROLEUM RETAILERS OF FLORIDA, LLC**, a Florida limited liability company ("Tenant"), whose address is 401 71st Street, Miami Beach, FL 33141.

RECITALS



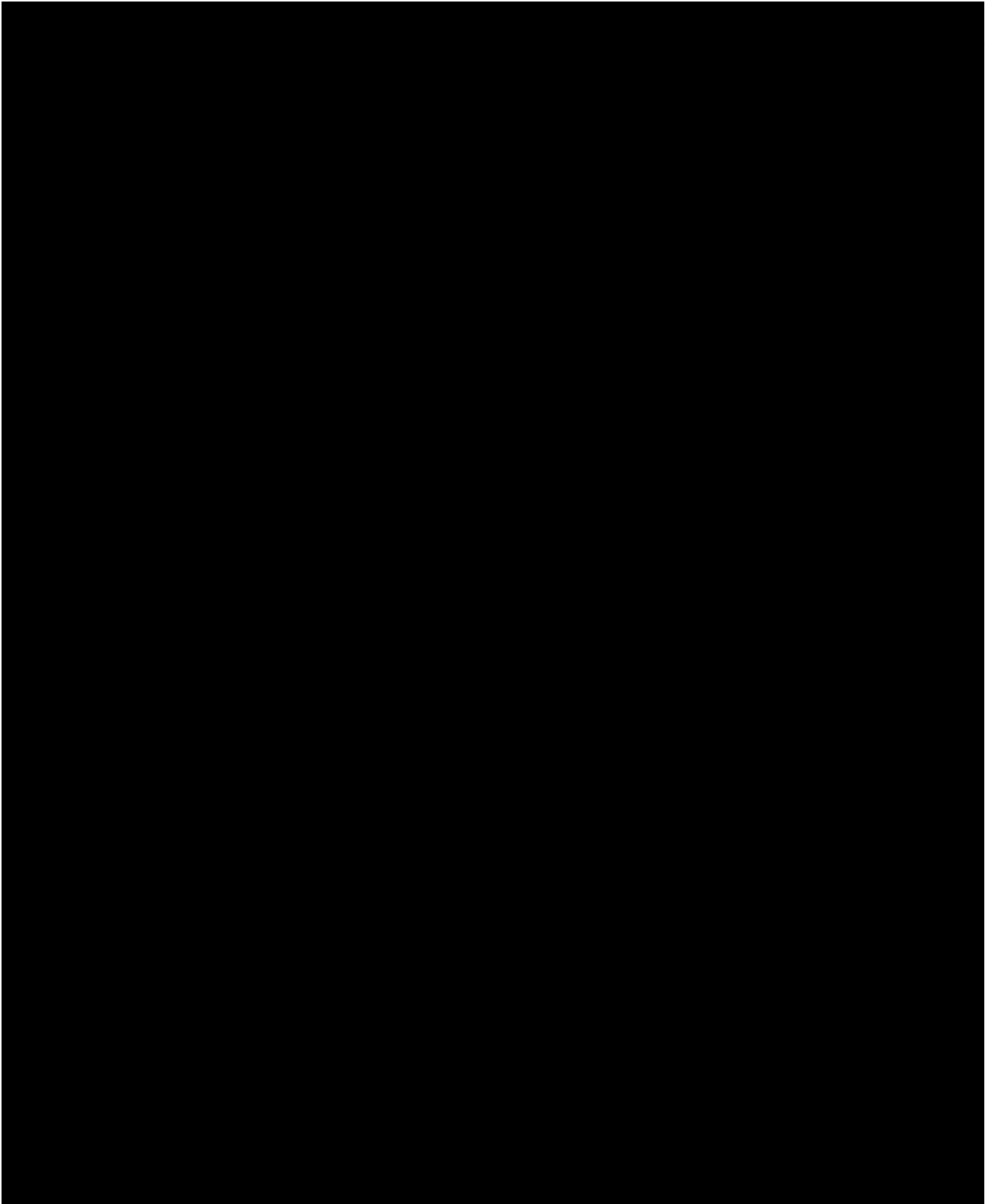
2. TERM. The primary term of this Lease shall be for ten (10) years and shall commence on the Effective Date hereof and shall expire on October 31, 2021 (the "Primary Term"). Provided that Tenant is not in default of any terms, conditions or covenants of this Lease beyond any period for curing the same at the time, Tenant is hereby granted an option to extend the Term of this Lease for one (1) additional term of Five (5) years each (the "Extension Terms") upon the same terms and conditions as set forth herein, subject, however, to the following:

2.1 Tenant shall give written notice to Landlord of its election to exercise the Option not less than ninety (90) days prior to the expiration of the last day of the Primary Term or the first Extension Term, as the case may be.

2.2 All terms and conditions of the Lease shall remain in full force and effect during the Extension Term, except:

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2.2.1 There shall be no right to renew or extend beyond the expiration of the First Extension Term provided for herein unless agreed upon in writing by Landlord and Tenant. The "Term" of this Lease shall mean the Primary Term and The First Extension Terms.




IN WITNESS WHEREOF, Landlord and Tenant have executed or caused to be executed this Lease as of the date first written above.

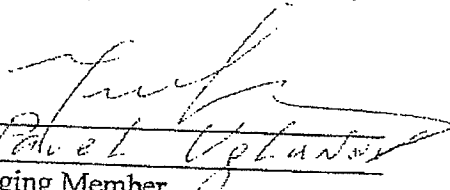
WITNESSES:

TENANT:

NIKO PETROLIEUM RETAILERS OF FLORIDA LLC a Florida limited liability company

By: LIQUIFIED GAS TRUST, a trust formed under the laws of the Russian Republic, Managing Member


Name: Harold S. Bughner

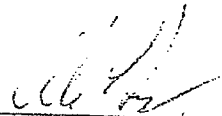

By: Pavel Uplantov
Managing Member


Name: JOHN DUNN 201

WITNESSES:

LANDLORD:

EBMM LTD


Name: Alex Hernandez


By: Maynard E. Mast
General Partner

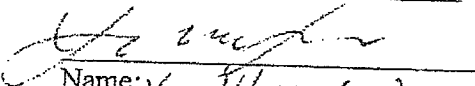

Name: Yoniffin Lebo

EXHIBIT "A"
LEGAL DESCRIPTION OF LEASED PREMISES

Lots 7 thru 10, Block 6 of NORMANDY BEACH SOUTH, according to the Plat thereof recorded in Plat Book 21 Page 54 of the Public Records of Miami-Dade County, Florida.

Lots 11 & 12, Block 6 of NORMANDY BEACH SOUTH, according to the Plat thereof recorded in Plat Book 21 Page 54 of the Public Records of Miami-Dade County, Florida

Lot 4 Block 6 of NORMANDY BEACH SOUTH, according to the Plat thereof recorded in Plat Book 21 Page 54 of the Public Records of Miami-Dade County, Florida

