

This Instrument Prepared By:
R. Scott Elmore, Attorney
The Elmore Law Firm
319 Ebenezer Road
Knoxville, Tennessee 37923

State of Tennessee, County of ANDERSON
Received for record the 25 day of
MARCH 2002 at 2:46 PM. (RECN 185874)
Recorded in Book 1258 pages 292- 295
State Tax \$.00 Clerks Fee \$.00,
Recordings \$ 22.00, Total \$ 22.00.
Register of Deeds RICKY MEREDITH
Deputy Register BRENDA YARNELL

MEMORANDUM OF LEASE

1. The parties hereby lease, let and demise the premises described herein which property was leased to Tenant by Lease dated March 25, 2002, which Lease is incorporated herein by reference.
2. Name and address of Landlord: Robert B. Stewart, Jr. and F. Alexander Stewart, residents of Tennessee, with an address of 7813 Widdecomb Road, Powell, Tennessee 37849.
3. Name and address of Tenant: Volunteer Energy Products, LLC, a Tennessee limited liability company, with offices at 641 Atlantic Avenue, Knoxville, Tennessee 37917.
4. Description of leased premises: See **Exhibit A** attached hereto and incorporated herein by reference.
5. Term of Lease: Lease for a three (3) year term commencing on March 25, 2002, with Tenant having four (4) three (3) year options to renew.
6. Option to Purchase: The Lease contains an exclusive option to purchase the leased premises in favor of Tenant exercisable at any time during the term or any renewal term of the Lease.
7. Tenant Not Agent of Landlord: The Tenant is not the agent of Landlord for the purpose of entering into any agreements with respect to repairs or maintenance of the leased premises and has no obligation to make any improvements to the leased premises and may not encumber or grant any liens upon the leased premises without the prior written consent of Landlord.

IN WITNESS WHEREOF, the parties have hereunto executed this Memorandum of Lease to be effective the 25 day of March, 2002.

LANDLORD:

Robert B. Stewart Jr
Robert B. Stewart, Jr.

BK 1258 PG 292

F. Alexander Stewart
F. Alexander Stewart

by R.B. Stewart Jr. att in fact.

STATE OF TENNESSEE

COUNTY OF KNOX

On this 20th day of March, 2002 before me personally appeared R. B. STEWART, JR., to me known to be the person who executed the foregoing instrument in behalf of F. ALEXANDER STEWART, and acknowledged that he executed the same as the free act and deed of said F. ALEXANDER STEWART.

WITNESS my hand and official seal at office in Knox County, Tennessee, on the day and year first above written.

Barbara L. King
NOTARY PUBLIC



My Commission Expires:
2/7/06

EXHIBIT A

A PORTION OF:

SITUATED in the Second Civil District (formerly Eighth), of Anderson County, Tennessee, in the City of Oak Ridge, Tennessee, and being more particularly described as follows:

DESIGNATED as Parcel Numbers 249 and 249.01 on the plat entitled as "Resubdivision, Parcel 249, Block Plan SD 17CK" of record in Map Book 4, Slide 142A, in the Register's Office of Anderson County, Tennessee, to which map specific reference is hereby made for a more particular description.

BEING the same property conveyed to R. B. Stewart, Jr., and F. Alexander Stewart, as tenants in common with right of survivorship, by Warranty Deed from Paris R. Walker, Jr., individually and d/b/a R. O. Rentals, and Denise Chase Walker (his wife), dated June 14, 1999, and recorded in Book 1111, page 190, in the records of the Anderson County Register of Deeds Office.

MORE PARTICULARLY, only that portion of the above-described property relating to the tenant space at the east end of the building consisting of three oil change automotive bays with ten feet of office space located at 301A Oak Ridge Turnpike, Oak Ridge, Tennessee.