

WHEN RECORDED PLEASE MAIL TO:
Tesoro Wasatch, L.L.C.
300 Concord Plaza Drive
SanAntonio, Texas 78211

8685310
06/11/2003 02:30 PM 19.00
Book - 8815 Pg - 716B-7172
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
FIRST AMERICAN TITLE
BY: SKR, DEPUTY - WI 5 P.

MEMORANDUM OF LEASE

15258
STATE OF UTAH

§
§
§

COUNTY OF SALT LAKE

This Memorandum of Lease (the "Memorandum") is made as of May 1, 2003 between **JTS Station I, LLC**, having an office at 4393 S. Riverboat Road, Suite 330, Murray, Utah 84123, ("Landlord") and **TESORO WASATCH, L.L.C.**, a Delaware limited liability company, having an office address of 300 Concord Plaza Drive, San Antonio, Texas 78211 ("Tenant").

Landlord is the owner of certain real property more particularly described in Exhibit A attached hereto and by this reference incorporated herein (the "Real Property"), together with certain improvements located thereon (the "Improvements"). The Real Property and the Improvements located thereon are the Demised Premises. Landlord and Tenant have entered into that certain Land and Building Lease (the "Lease") dated as of May 1, 2003 wherein Tenant has leased, among other real property and improvements, the Demised Premises. In connection therewith Landlord and Tenant have entered into this Memorandum to confirm the lease of the Demised Premises and to provide notice to any interested party of such lease and of the terms and provisions of thereof.

NOW, THEREFORE, the Parties state and agree as follows:

1. Landlord hereby leases to Tenant and Tenant hereby leases from Landlord the Demised Premises described in the Lease on the terms and conditions therein set forth. The Lease will be in effect on the Effective Date (as defined in the Lease) and will expire December 30, 2019, unless sooner terminated by Landlord, all as more fully described in the Lease. Tenant shall have four (4) five (5) year options to extend the Lease.
2. The Lease is subject and subordinate to the matters of record which benefit/encumber the Real Property.
3. This Memorandum is subject to all of the terms, conditions and limitations set forth in the Lease and the Lease is hereby incorporated herein for all purposes with the same effect as though the terms and conditions of the Lease were set forth herein in their entirety.
4. By execution of this Memorandum, Tenant hereby terminates any existing Memoranda of Lease which are filed of record against the real property and which identify Tenant as the tenant under a lease of the Real Property.
5. This Memorandum is for the benefit of and binding upon Landlord and Tenant and their respective legal representatives, successors, and assigns.

IN WITNESS WHEREOF, Landlord and Tenant have executed this Memorandum as of the date first above written.

LANDLORD:

8685310

BK8815PG7168

JTS STATION I, LLC

By: Joseph T. Sorenson, MANAGER

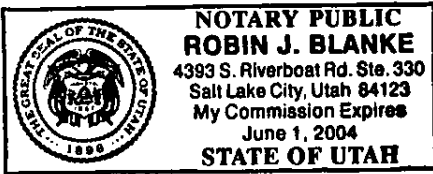
Joseph T. Sorenson

STATE OF Utah §

COUNTY OF Salt Lake §

On this 29th day of May, 2003, before me, the undersigned notary public in and for said County and State, personally appeared before me Joseph T. Sorenson, to me personally known, who, being by me duly sworn, did say that he is a Manager of JTS Station I, LLC and that said instrument was signed on behalf of said Company, and he acknowledged said instrument to be the free act and deed of said Company.

WITNESS BY HAND and notarial seal subscribed and affixed in said County and State the Utah 29th day of May 29th, 2003.



Robin J. Blanke
NOTARY PUBLIC IN AND FOR THE STATE OF Utah
MY COMMISSION EXPIRES: June 1, 2004
RESIDING AT: Salt Lake

TENANT:

TESORO WASATCH, L.L.C.

By: _____
Name: Everett D. Lewis
Its: Senior Vice President

STATE OF _____ §
COUNTY OF _____ §

BK8815PG7169

JTS STATION I, LLC

By: Joseph T. Sorenson

STATE OF _____ §

COUNTY OF _____ §

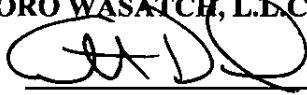
On this ____ day of _____, 2003, before me, the undersigned notary public in and for said County and State, personally appeared before me _____, to me personally known, who, being by me duly sworn, did say that he is a _____ of _____, and that said instrument was signed on behalf of said _____, and he acknowledged said instrument to be the free act and deed of said _____.

WITNESS BY HAND and notarial seal subscribed and affixed in said County and State the ____ day of _____, 2003.

NOTARY PUBLIC IN AND FOR THE STATE OF _____
MY COMMISSION EXPIRES: _____
RESIDING AT: _____

TENANT:

TESORO WASATCH, L.L.C.


By: 
Name: Everett D. Lewis
Its: Senior Vice President

STATE OF Texas §

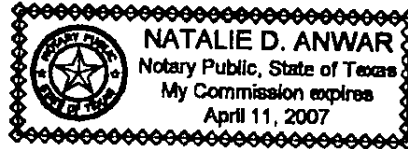
COUNTY OF Bexar §

BK8815PG7170

This instrument was acknowledged before me on the 28 day of May, 2003, by Everett D. Lewis, Senior Vice President of TESORO WASATCH, L.L.C., a Delaware limited liability company, on behalf of said entity.



NOTARY PUBLIC IN AND FOR THE STATE OF _____
MY COMMISSION EXPIRES: _____



After Recording Return To:

TESORO WASATCH, L.L.C.
300 Concord Plaza Drive
San Antonio, Texas 78211

EXHIBIT "A"

Commencing at the Southeast Corner of Lot 1, Block 31, Plat "F", Salt Lake City Survey, said corner being North 00°00'15" East along the monument line 63.86 feet and South 89°58'19" East 62.48 feet from a City monument located in the intersection of 1300 East Street and 2nd South Street and running thence South 89°58'19" East along the Southerly line of said Lot 1 148.62 feet; thence North 00°00'28" East parallel to the East line of said Lot 1 79.14 feet; thence North 89°58'19" East 148.62 feet to the Easterly line of said Lot 1; thence South 00°00'28" West along said Easterly line 79.14 feet to the point of beginning.

TOGETHER WITH a non-exclusive easement for driveway purposes and for foot and automotive traffic, including the right to grade, gravel, pave or blacktop the same or any part thereof, over and across the following described parcel of land;

Beginning at a point North 0°00'02" East 79.14 feet from the Southeast Corner of Lot 1, Block 31, Plat "F", Salt Lake City Survey; and running thence South 89°58'19" West 35.0 feet; thence North 0°00'02" East 9.0 feet; thence North 89°58'19" East 35.0 feet; thence South 0°00'02" West 9.0 feet to the point of beginning.

*tax parcel No. 16-05-230-033-0000
16-05-230-034-0000*