

RECIPROCAL EASEMENT FOR COMMON ACCESS AND PARKING

Diamond Shamrock Stations, Inc. ("Owner") is the owner of **Lots 22, 23 & 24** (each a "Lot"), **Block 16 of the University Heights Addition**, a Subdivision in the City of Albuquerque, as the same are shown and designated on the map of said Addition filed in the office of the County Clerk of the County of Bernalillo, State of New Mexico, on February 7, 1916, Volume D, folio 27 (the "Property").

Owner desires to create common access and parking easements over the Easement Areas (as defined herein) benefitting and burdening the above-described adjoining Lots that comprise the Property for the Easement Purpose (as defined herein). As used in this Reciprocal Easement for Common Access and Parking ("Easement"), "Easement Areas" means the driveways, parking areas, sidewalks and walkways, access ways, curb cuts, entrances and exits as such area shall, from time to time, be developed, altered or modified on each Lot.

Subject to any express conditions, limitations or reservations contained herein, Owner hereby declares, establishes and grants for the benefits of and as an appurtenance to each Lot, a non-exclusive and perpetual easement for reasonable access, ingress / egress, and parking over the Easement Areas for the continued use for the existing convenience store/gas station, together with any other lawful use of the Property, as to provide for the free and uninterrupted passage of motor vehicles (including any emergency vehicles and service vehicles) and pedestrians over the Easement Areas between the Lots and all abutting streets and rights-of-way furnishing access to the Lots (the "Easement Purpose").

This Easement is superior and paramount to the rights of Owner in the respective servient estates so created. Owner further agrees that this Easement is a covenant that shall run with the land.

The maintenance of the Easement Areas is the responsibility of the Owner of the Lot on which the respective Easement Areas are located. Nothing contained in this Easement shall be deemed to be a gift or dedication of any portion of the Property to the general public or for any public use or purpose whatsoever.

In witness whereof, the parties hereto have executed this agreement as follows:

OWNER:

DIAMOND SHAMROCK STATIONS, INC.,
a Delaware corporation

By: D/-: 1/7/11. (t) VJtf-
Name: D/-: 1/7/11. (t) VJtf-
Title: V/-: 1/7/11. (t) VJtf-