



GPM EMPIRE, LLC

8350 N Central Expressway, Suite M2185, Dallas, Texas 75206

March 20, 2025

**VIA U.S. MAIL CMRRR**

PL Expo Amoco Inc.  
6520 Lake Crest Circle  
South Bend, Indiana 46628

***Tracking Number 7728 4235 9007***

Re: Environmental Compliance and Testing Requirements under that certain Sublease Agreement dated March 16, 2021 ("Lease") by and between GPM Empire, LLC ("Landlord") and PL Expo Amoco Inc. (as assignee of DMH Southbend Inc) ("Tenant") relating to that certain gas station located at 5316 Western Avenue, South Bend, Indiana ("Premises") (PC #25463)

Dear Tenant:

My name is Erica Paret, and I am Associate General Counsel for the Landlord. This letter is to inform you of certain changes to the environmental protocols required at the Premises.

The Lease provides Tenant with the right to operate the underground storage tanks system ("UST System") owned by Landlord at the Premises on a day-to-day basis and places current testing, maintenance and repair requirements on Tenant. Section 15(a) provides that "Tenant's usage of such facilities shall be subject to . . . such other terms and conditions with respect thereto as Landlord may require from time to time with respect to Landlord's ownership of such facilities." In accordance with this provision, please let this letter serve as formal written notice of a change to the terms and conditions of Tenant's operation of the UST System required by Landlord.

Beginning **April 1, 2025**, Landlord shall be responsible for scheduling and completing the following in relation to the UST System at the Premises on behalf of Tenant:

- Federal/State/Local required UST system compliance testing
- UST system repairs/issues noted during compliance testing, state inspections, 30-day walk-throughs
- Water removal from tanks, sumps, spill buckets and containments

The costs for the above items shall remain the responsibility of Tenant pursuant to the terms of the Lease and Landlord shall bill Tenant accordingly. Landlord has negotiated special pricing with its vendors to complete the above-mentioned items and Landlord has endeavored to keep such costs competitive in the market.

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Thank you for your anticipated cooperation with the changes to the terms and conditions regarding Tenant's usage of the UST Systems at the Premises. Should you have any questions regarding the changes outlined in this letter, please contact your Area Sales Manager, Michael O'Donnell at (214) 601 – 4201.

Sincerely,

A handwritten signature in blue ink, appearing to read "Erica Paret", with a stylized, cursive script.

Erica Paret  
Associate General Counsel