

ADDENDUM TO LEASE

This Addendum is hereby made a part of and added to a certain original Lease between E-L Allison Pointe II, LLP as "Original Landlord" and Etranco, Inc, as "Original Tenant" dated May 9, 2001, as assigned by Original Landlord pursuant to a certain Assignment by and between Original Landlord and Landlord dated December 16, 2006, and assigned by Original Tenant to Tenant pursuant to that certain Assignment and Assumption Agreement dated January 26, 2006 (the "Lease"), further amended by that certain Amendment to Lease Agreement dated February 22, 2006 and further amended by that certain Second Amendment to Lease dated October 1, 2009 between Sun Life Assurance Company of Canada, a Canadian Corporation (as "Landlord") and Liquid Transport, L.L.C. (as "Tenant") the subject of which was the lease by Tenant of certain space in that building commonly known as "Lake Pointe Center III" located at 8470 Allison Pointe Blvd. in Indianapolis, Indiana, as such space is more particularly described in the Lease (the "Premises").

It is hereby agreed by both parties that:

1. The basic rental for this space shall be as follows and continuing on the first day of each month thereafter during the Term and notwithstanding enumerated Paragraphs 2 and 3 of the Lease to the contrary, Tenant shall pay Base Rent for the Premises according to the following schedule:

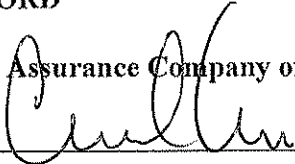
<u>Period</u>	<u>Base Rental</u> <u>Rate</u>	<u>Annual Base</u> <u>Rate</u>	<u>Monthly</u> <u>Base Rental</u>
October 1, 2009-December 31, 2009:	\$15.00/RSF	\$241,185.00	\$20,098.75
January 1, 2010-December 31, 2010:	\$15.00/RSF	\$241,185.00	\$20,098.75
January 1, 2011-December 31, 2011:	\$16.60/RSF	\$266,911.00	\$22,242.58
January 1, 2012-December 31, 2012:	\$17.40/RSF	\$279,775.00	\$23,314.58
January 1, 2013-December 31, 2013:	\$18.20/RSF	\$292,638.00	\$24,386.50

2. All other terms and conditions contained in the original Lease and the above mentioned Addenda shall remain in affect unless modified or changed by this Addendum to Lease.

In WITNESS WHEREOF, the parties hereto and executed this Addendum to Lease this 15th day of February, 2011.

LANDLORD

Sun Life Assurance Company of Canada

By: 

Charles S. Andes
Authorized Signer

(Printed name and title)

TENANT

Liquid Transport, L.L.C.

By: 

ARTHUR G. BORTOLINI, V.P. FINANCE
(Printed name and title)