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818
Tenant's Initials
Date 7/30/99

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EMM R. M. Jr.
Landlord's Initials
Date 7/26/99

CPH:\SSPAR-INVUENTE-INDOCUME-LEASE.AM
July 21, 1999 (10:12am)

TENANT:
SSP Properties I, LLC
By: SSP Management Company, its Managing Member
[Signature]
Sam L. Susser, President

LANDLORD:
The Estate of Ike Bollack, Deceased
By: [Signature]
Calvin Wolff, Independent Executor
[Signature]
Rachael Wolff

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Date 7/30/99
Tenant's Initials JS

Date 7/26/99
Landlord's Initials MMW R.M.M.

C. Gross Sales: The term "gross sales" as used in this Lease shall include gross sales as defined by GAAP of every kind and nature originating from sales and services on the Leased Premises, whether on credit or for cash, in every department operating on the Leased Premises, excepting therefrom any rebates and/or refunds to customers, refundable deposit on beverage bottles, telephone tolls, pay phone income, face value of lottery sales but including commissions, face value of money orders but including commissions, stamps, fuel sales, sale and exchange of money, check cashing, the amount of any taxes paid to any governmental agency or government by Tenant, any supplier or manufacturer, if such taxes are collected by Tenant, supplier, or manufacturer on behalf of any government or governmental agency for products sold or there are excise taxes paid by such supplier or manufacturer for the products sold.

B. Payments. Within thirty (30) days after the close of each fiscal year (currently December 31) during the term of this Lease, Tenant agrees to deliver to Landlord an "Annual Statement of Gross Sales" (as hereinafter defined), showing the gross receipts of Tenant during such fiscal year; and concurrently with the submission of such statement, Tenant shall pay to Landlord percentage rent as defined in Paragraph 2(A) above, if any, then due. The "Annual Statement of Gross Sales" shall be a statement of Tenant's gross sales for the fiscal year for which the same is required, prepared by Tenant's regularly employed accountant or bookkeeper. Percentage rent for any period less than a fiscal year shall be prorated.

A. In addition to the minimum monthly rent, Tenant shall pay annually as hereinafter provided as additional rent, the amount, if any, equal to the amount that three and one-half percent (3.5%) of Tenant's "gross sales" (as defined hereinafter) exceeds the sum of the following items: (i) the minimum annual rent hereinafter provided for, (ii) the annual insurance premiums for the store and its improvements and the store's merchandise, (iii) the annual real and personal property taxes assessed and paid on the leased premises, the store, the improvements and personal property there situated and the store's contents. Such additional rent is hereinafter sometimes referred to as "percentage rent".

2. Percentage Rent:

Option 1 (8/15/16 through 8/14/21)	-	\$3,000.00 per month
Option 2 (8/15/21 through 8/14/26)	-	\$3,500.00 per month
Option 3 (8/15/26 through 8/14/31)	-	\$4,100.00 per month
Option 4 (8/15/31 through 8/14/36)	-	\$4,800.00 per month
Option 5 (8/15/36 through 8/14/41)	-	\$5,600.00 per month

The monthly minimum rent for the Option Periods shall be as follows: