

April 6, 1995
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3. The term of the Lease commenced on August 15, 1986 and will expire on August 14, 1996 unless sooner terminated or later extended in accordance with the terms of the Lease.

4. Landlord has neither given to Tenant nor received from Tenant any notices of default with respect to the Lease, other than those notices, if any, listed on Exhibit "B".

5. Landlord does not currently have any claims, offsets, or defenses against Tenant under the Lease, other than the following:

6. No advance rentals have been paid in excess of one month's rent. The last payment of base rent by Tenant under the Lease, and the amount thereof, was:

Amount \$1,568.00 Paid: April 1, 1995

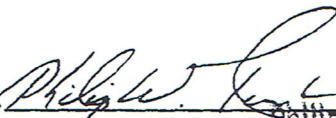
7. Landlord is holding a security deposit in the amount of \$0.00, which deposit, upon completion of such assignment of the Lease to the Assignee, Landlord shall hold for the benefit of the Assignee subject to the terms of the Lease.

8. This letter may be accepted in two or more counterparts, all of which together shall constitute but one acceptance.

Please return this executed letter to us in the self-addressed, stamped envelope which we have enclosed for your convenience. If you have any questions, please call Cherry Zakhar at (602) 530-5000.

Very truly yours,

CIRCLE K STORES INC., formerly known as
THE CIRCLE K CORPORATION

By: 
Philip W. Tomczyk
Its: _____
Vice President

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December 13, 1990

Certified Mail
P946 569 297

CAMEL POINT
44th Street and Camelback



Julian Asheim, Executor & Trustee
of the Estate of Ike Bollack
119 Millwood Lane
San Antonio, TX 78216

RE: NOTICE TO EXERCISE OPTION
Store # 2788
1125 International
Brownsville, Texas

Dear Landlord:

As agent for the Lessee this letter will act as notification that Charter Marketing Company is hereby exercising the five year option granted by Julian Asheim, Trustee of the Estate of Ike Bollack in the primary lease dated August 15, 1986.

The effective commencement date of the option is August 15, 1991. The option is for five (5) years concluding August 14, 1996.

Terms: All terms and conditions remain the same

We wish to take this opportunity to express our appreciation to you for the cooperation and working relationship of these past years. We are looking forward to continuing our relationship in the future.

Please sign and return one of the two originals back to me in the self-addressed, stamped envelope provided for your mailing convenience.

Acknowledged and Agreed:

Respectfully,

Julian Asheim
Date: April 21, 1995

Charter Marketing Company

Darla Bowen
Darla Bowen
Lease Coordinator

Includes mem of Lease 1988 & 1988 Lease Agreement

DB/bb

enclosures

cc: Howard Crossan, Larry Wood

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THE CIRCLE K CORPORATION

POST OFFICE BOX 52084 • PHOENIX, AZ 85072 • (602) 952-9510



EXHIBIT "A"