



1/17

Now, therefore, Landlord, in consideration of the rents and covenants provided for in the Lease to be paid and performed by Tenant, does hereby demise, convey, grant and let unto Tenant the Demised Premises upon the terms and subject to the conditions set forth in the Lease, a copy of which is being held by Tenant at its address stated above.

The purpose of this Memorandum and Confirmation of Lease is to give record notice of the Lease and of the rights created thereby, all of which are hereby confirmed and incorporated herein.

Any option to purchase and/or right of first refusal which may be provided for and specifically set forth in said Lease does not extend beyond the term of the Lease.

Renewal Options: 1 renewals of 5 years each.

Initial Term: 5 years or through August 14, 1991.

Date of Commencement: August 15, 1986.

Description of Demised Premises: See attached Exhibit "A".

Date of Lease: August 15, 1986.

This is a Memorandum and Confirmation of Lease by and between JULIAN ASHEIM, INDIVIDUALLY and as INDEPENDENT EXECUTOR and TESTAMENTARY TRUSTEE of the Estate of IKE BOLLACK, DECEASED ("Landlord"), whose mailing address is Estate of Ike Bollack, c/o Julian Asheim, 119 Millwood Lane, San Antonio, Texas, 78216, and CHARTER MARKETING COMPANY, a Florida corporation ("Tenant"), whose mailing address is The Charter Company, One Charter Plaza, P.O. Box 2017, Jacksonville, Florida, 32231-0029, as to that certain lease hereinafter described between JULIAN ASHEIM, TRUSTEE of the Estate of IKE BOLLACK, as original lessor, and CHARTER MARKETING COMPANY, as original Lessee.

MEMORANDUM AND CONFIRMATION OF LEASE

Janet E. Jackim
P. O. Box 52084
Phoenix, AZ 85072-2084

County: Cameron

When Recorded Return To:

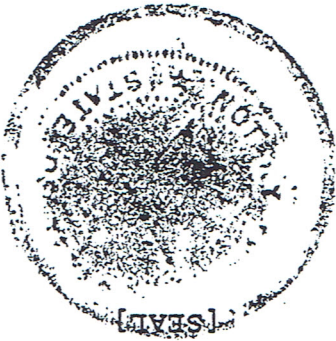
Store No. 9503

OFFICIAL RECORDS

VOL 620 PAGE 268

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3/17



(signature)

Myra Herrera

Before me on this day personally appeared Myra Herrera
known to me (or proved to me by the oath of _____)
to be the person whose name is subscribed to the foregoing
instrument and acknowledged to me that he executed the same for
the purposes and consideration therein expressed. Given under my
hand and official seal the 10th day of October, A.D. 1988

STATE OF TEXAS
COUNTY OF Brewer
ss. _____

My commission expires: June 14, 1992

NOTARY

5/7

NOTARY PUBLIC, STATE OF FLORIDA
My commission expires Apr. 1 1991

My commission expires:

NOTARY PUBLIC IN AND FOR
State of Florida

(Print Name)

Therese M. Lee

(Signature)

Therese M. Lee

SWORN TO BEFORE ME this 22nd day of November, 1988.

I hereby certify that on this day, before me, an officer duly authorized in the state aforesaid in the County aforesaid to take acknowledgments, personally appeared Con A. Cary of Charter Marketing Company, a Florida corporation and Russell D. Castleberry, ~~secretary~~ Assistant Secretary of said corporation, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed the same.

STATE OF FLORIDA)
COUNTY OF DUYAL)

NOTARY

2/2

County Clerk
Cameron County, Texas

[Signature]

[Signature]



STATE OF TEXAS
COUNTY OF CAMERON
I hereby certify that this instrument was FILED on the
date and at the time stamped hereon by me and was duly
RECORDED in the Volume and page of the named RECORDS
of Cameron County, Texas as stamped hereon by me

[Stamp]

31639

FILED FOR RECORD
AT

OCT 27 2 04 PM '88

JOE C. RIVERA
CLERK, COUNTY COURT
CAMERON COUNTY, TEXAS
BY *[Signature]* DEPUTY

620 FILE

101 *[Signature]*

Janet E. Jackim
P.O. Box 52084
Phoenix, Az. 85072-2084
Truck CP# 52407B