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Store #2788/9788
1124 International Blvd.
Brownsville, Texas 78520

OFFICIAL RECORDS

MEMORANDUM OF LEASE

WHEN RECORDED RETURN TO:

Circle K Stores, Inc.
3003 North Central Avenue, Suite 1800
Phoenix, Arizona 85012
Attn: Real Estate Department

DATE: March 22, 1995

PARTIES: Julian Ashheim, individually and as Testamentary Trustee of the Estate of
Ike Bollack
119 Millwood Lane
San Antonio, Texas 78216

Circle K Stores, Inc.
3003 North Central Avenue, Suite 1800
Phoenix, Arizona 85012

KNOW ALL MEN BY THESE PRESENTS:

1. Landlord has leased to Tenant, and Tenant has taken from Landlord, pursuant to a Lease dated August 15, 1986 (the "Lease"), certain property located at 1124 International Blvd., Brownsville, Texas 78520, and described in Exhibit A attached hereto and made a part hereof.
2. The Lease is for a term of Fifteen (15) years commencing on August 15, 1986. The Lease also grants to Tenant three (3) options to extend the term of three (3) additional periods of five (5) years each.
3. The Lease grants to Tenant the right of first refusal to purchase the premises on the same terms and conditions that Landlord is willing to accept from a third party.
4. All of the other terms, conditions and agreements contained in the Lease are fully incorporated herein by reference as if fully set forth herein.
5. Copies of the Lease are on file in the offices of Landlord and Tenant.

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EXHIBIT "A"

CIRCLE K SITE 2788 / SSP SITE 9788:

All of Lots Numbered Eight (8), Nine (9) and Ten (10), Block Number Twelve (12) PAREDES ADDITION to the City of Brownsville, Cameron County, Texas SAVE AND EXCEPT that portion of said lots reserved and retained by the City of Brownsville for International Blvd., right-of-way as described in Deed recorded in Volume 602, Page 631, Deed Records of Cameron County, Texas.