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Matter# 8000-6257
Project Id :
Additional Reference : 9788

Order# 938930-3
Order Date 03/23/2006

Entity Name : SSP PROPERTIES I, LLC (Mortgagor)/ GE CAPITAL
FRANCHISE FINANCE CORPORATION (Mortgagee)

Jurisdiction : TX-CAMERON COUNTY CLERK

Request for : UCC Filing
File Type : DOT MORTGAGE FILING
Original Book Number : 4728
Original Page Number : 302-342

Result : Filed

File Number : 00017975
Filing Date : 03/28/2006
Book Number : 12411
Page Number : 252

Ordered by PAMELA FLINT at KUTAK ROCK LLP

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IN WITNESS WHERE OF, GE Capital has caused these presents to be signed by its duly authorized officers and to be sealed with the Seal of GE Capital, effective this 28th day of February, A.D. 2006.

LASALLE BANK NATIONAL ASSOCIATION (f/k/a LaSalle National Bank) as Indenture Trustee, pursuant to that certain Indenture dated as of April 1, 1998

By: GE Capital Franchise Finance Corporation, successor by merger to Franchise Finance Corporation of America, as Attorney-in-Fact and Master Servicer pursuant to that certain Servicing Agreement dated as of April 1, 1998

By Renee Tartaglia
Name RENEE TARTAGLIA
Title SENIOR VICE PRESIDENT OF OPERATIONS

STATE OF ARIZONA)
) ss.
COUNTY OF MARICOPA)

On this 28th day of February, 2006, before me, a Notary Public in and for the State of Arizona, personally appeared Renee Tartaglia, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed this instrument, on oath stated that she was authorized to execute the instrument, and acknowledged it as the Senior V.P. of GE Capital Franchise Finance Corporation, a Delaware corporation, successor by merger to Franchise Finance Corporation of America, on behalf of the corporation, as Attorney-in-Fact and Master Servicer pursuant to that certain Servicing Agreement dated as of April 1, 1998, for LaSalle Bank National Association (f/k/a LaSalle National Bank), as Indenture Trustee, pursuant to that certain Servicing Agreement dated as of April 1, 1998, to be the free and voluntary act and deed of said corporation for the uses and purposes mentioned in the instrument.

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EXHIBIT A
FFCA FILE NO. 8000-6257
STORE NO. 9788

Leasehold estate created by that certain Lease Agreement executed August 15, 1986, by and between Julian Asheim, Trustee of the Estate of Ike Bollack, and Charter Marketing Company; Memorandum and Confirmation of Lease, dated October 10, 1988, by and between Julian Asheim, Individually and as Independent Executor and Testamentary Trustee of the Estate of Ike Bollack and Charter Marketing Company; Assignment and Assumption of Lease, effective May 1, 1995, by and between Circle K Stores Inc. and SSP Partners; Memorandum of Lease dated April 24, 1995, filed June 27, 1995, executed by Circle K Stores Inc. to Julian Asheim, Individually and as Testamentary Trustee of the Estate of Ike Bollack, recorded in Volume 3431, Page 315, Official Public Records, Real Property, Cameron County, Texas; Memorandum of Assignment of Lease dated May 1, 1995, filed June 28, 1995, between Circle K Corporation and SSP Partners, a Texas general partnership, recorded in Volume 3434, Page 13, Official Public Records, Real Property, Cameron County, Texas; and further amended by Memorandum of Lease of even date herewith and recorded in connection herewith, in the following described real property:

Lots Eight (8), Nine (9) and Ten (10), Block Twelve (12), PAREDES ADDITION to the City of Brownsville, Cameron County, Texas according to the Map of said Addition recorded in Volume 11, Page 108, Deed Records of Cameron County, Texas. SAVE AND EXCEPT that portion of said Lots retained by the City of Brownsville for International Boulevard, Right-of-Way as described in Deed recorded in Volume 602, Page 631, Deed Records of Cameron County, Texas.

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