

**RELEASE OF LIEN**

**26752**

**OFFICIAL RECORDS**

STATE OF TEXAS §  
  §  
COUNTY OF CAMERON §

KNOW ALL MEN BY THESE PRESENTS:

*Paid off  
Transferred to  
UPB See  
Closing  
Binder*

WHEREAS, **SSP PROPERTIES I, LLC**, a Delaware limited liability company ("**Debtor**"), executed and delivered that certain Deed of Trust, Assignment of Rents and Leases, Security Agreement and Fixture Filing (Leasehold) (the "**Deed of Trust**"), dated as of January 29, 1998, to **FFCA ACQUISITION CORPORATION**, a Delaware corporation ("**FFCA**"), which Deed of Trust is recorded as Instrument No. 3613, Volume 4728, Page 302, the Deed of Trust Records or Official Public Records of Real Property, as appropriate, of Cameron County, Texas, and which Deed of Trust covers, among other things, the real property more particularly described on Exhibit A attached hereto and incorporated herein by this reference for all purposes, including all improvements thereon (the "**Property**"); and

WHEREAS, such Deed of Trust was assigned by FFCA to **LASALLE NATIONAL BANK**, as Trustee for the registered holders of FFCA Secured Franchise Loan Trust 1998-1, Secured Franchise Loan-Backed Bonds, pursuant to that certain Indenture dated as of April 1, 1998 ("**Beneficiary**"), pursuant to the Assignment of Lien (Texas) (the "**Assignment**"), which Assignment is recorded in Instrument No. 20422, Volume 4938, Page 1245, Deed of Trust Records or the Official Public Records, as appropriate, of Cameron County, Texas.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged and confessed by Beneficiary, Beneficiary does hereby FULLY AND FINALLY RELEASE, RELINQUISH, QUITCLAIM and DISCHARGE the Property from all liens, security interests and assignments held by Beneficiary, including, without limitation, the liens, security interests and assignments created or evidenced by the Deed of Trust.

[Signature page follows]

*1/4*

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**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.

SEARCHED	INDEXED
SERIALIZED	FILED
FIRST FEDERAL TITLE INSURANCE COMPANY OF TEXAS 4518 EVE HART ROAD CORPUS CHRISTI, TX 78411 (361) 992-1000	
94-502-BV	
NUMBER OF PAGES: 3	
FEE:	