



Part of the Alimentation Couche-Tard Inc.

March 15, 2024

City of Wolfforth

302 Main Street

Wolfforth, Texas 79382

Attn: Tara Tomlinson, Director of Development Services (via e-mail at tomlinson@wolfforthtx.us)

Re: Proposed construction of Friendship Road, Wolfforth, Lubbock County, Texas

Dear Tara:

Reference is herein made to that certain Real Property Purchase Agreement dated effective as of January 24, 2024 (“**Purchase Agreement**”), by and between Circle K Stores Inc., a Texas corporation, as “**Buyer**” or “**Circle K**”, and CVS Pharmacy, Inc. a Rhode Island corporation, as “**Seller**”.

Pursuant to the terms of the Purchase Agreement, Circle K desires to buy that certain real property located at the corner of FM 179 and Donald Preston Drive, Wolfforth, Lubbock County, Texas, as legally described on Exhibit “A”, and depicted on Exhibit “B”, each attached hereto (the “**Property**”), for the purpose of developing the Property into a retail convenience store and fueling facility.

It is a condition under the Purchase Agreement that Circle K obtain all approvals necessary for the construction of any curb cuts and driveways providing access to the Property. Accordingly, Circle K hereby submits to the City of Wolfforth (the “**City**”) two options (each an “**Option**”) for constructing the proposed Friendship Road, as depicted on the attached **Option 1** and **Option 2**. For the avoidance of doubt, each Option is contingent upon Friendship Road being formally dedicated as a public right of way for ingress and egress use of pedestrian and vehicular traffic.

Regards,

Zach Murphy

Director of Real Estate Rocky Mountain & Texas
Business Units

cc:

Alexa Vidal, Circle K Development Manager, via e-mail at alexa.vidal@circlek.com

James Hollis, Circle K Head of Legal Affairs, USA, via e-mail at james.hollis@circlek.com

Randy Chriswell, City Manager for the City of Wolfforth, via e-mail at rchrisswell@wolfforthtx.us



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EXHIBIT “A”

(Legal Description of the Property)

Tract "A", Preston Plaza, an addition to the City of Wolfforth, Lubbock County, Texas, according to the map, plat and/or dedication deed thereof recorded under Instrument #[2008041874](#), of the Official Public Records of Lubbock County, Texas.



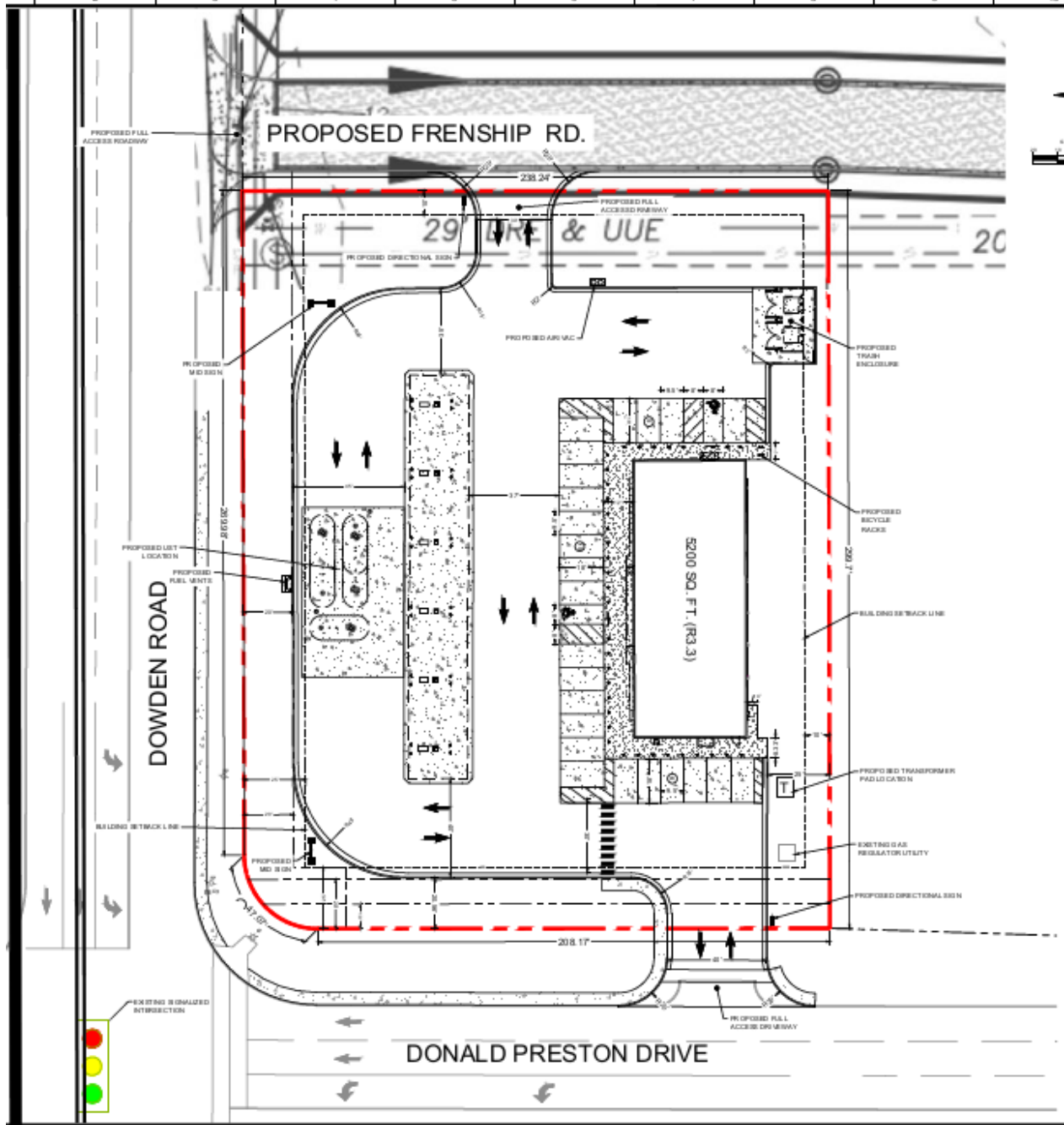
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EXHIBIT "B"

(Depiction of the Property)



Circle K Stores Inc.
19500 Bulverde Road, Suite 100
San Antonio, Texas 78259

Téléphone
(210) 692-2619

Internet
<http://www.circlek.com>

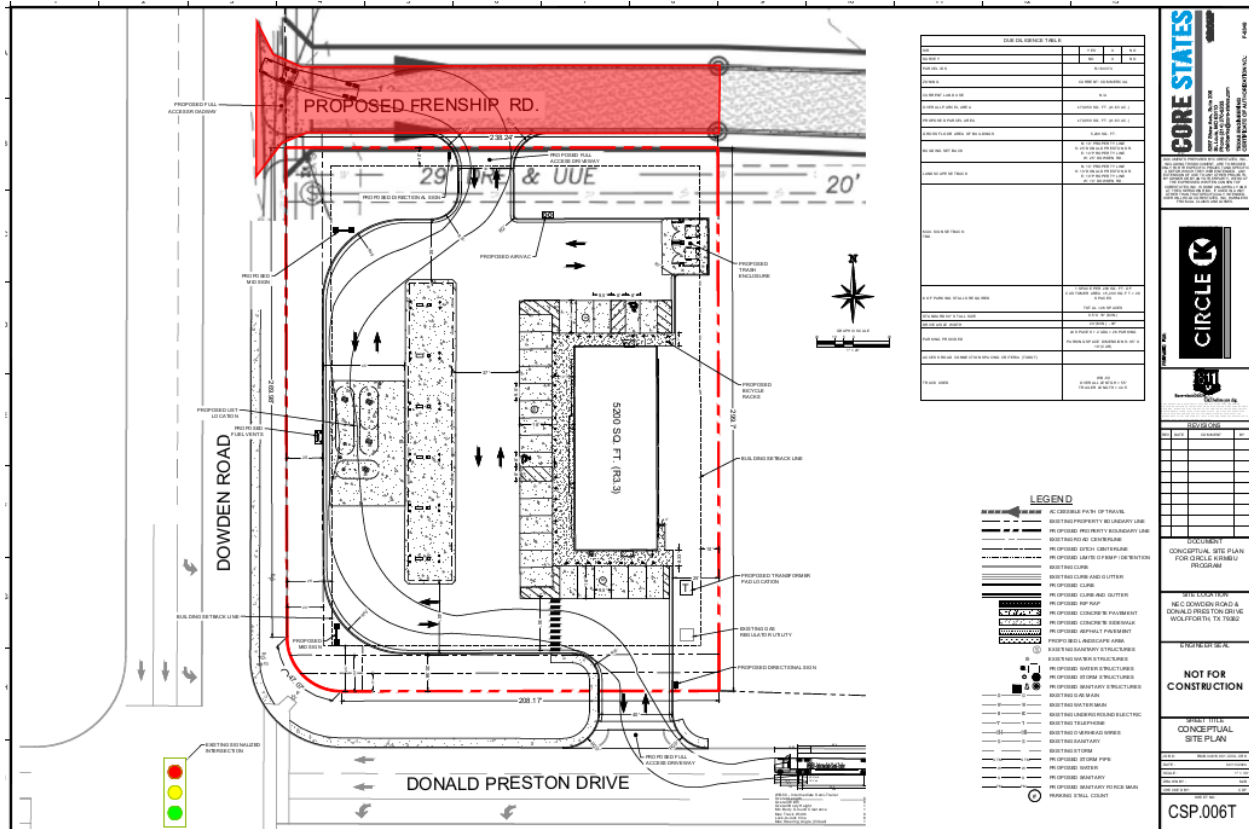


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OPTION 1

FRIENSHIP ROAD CONSTRUCTION

Circle K agrees to pave the entire portion of Frienship Road, between Dowden Road and the east boundary line of the Property, as depicted in red below. The City agrees to reimburse Circle K for one-half of the construction cost.





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OPTION 2

FRIENSHIP ROAD CONSTRUCTION

Circle K agrees to pave only (i) the entire southern half of the portion of Frienship Road, located between Dowden Road and the east boundary line of the Property, and (ii) the northern portion of Frienship Road, located between Dowden Road and Circle K's access drive, as depicted below. No reimbursement to be sought from the City by Circle K.

