



Jaime Sullivan
Sullivan Commercial Realty
200 Concord Plaza, Ste 440
San Antonio, TX 78216

January 28, 2016

Dear Jaime,

As we begin another calendar year, it is always good to reflect upon the achievements of the past and develop a vision for the future. When I consider the relationship CST Brands and Sullivan Commercial Realty have developed, beginning in August, 2013, it is easy to reflect upon the successes we have collaborated on and look forward to opportunities that are in front of us.

CST Brands selected Sullivan Commercial Realty as our broker due to the depth of experience your organization has in the geographical markets that are most important to us, the straight-forward approach to communicating, and the fact that Sullivan Commercial Realty shares similar values as CST Brands. Those values include a strong work ethic, ingenuity, serving others, integrity in all we do, and seeking what is fair to be the outcome in every business transaction.

Sullivan Commercial Realty assisted CST Brands with two major transactions that were not only complex, but most would have said were extremely unlikely to be executed given the many hurdles between us and the finish line. Looking back on the last two years, Sullivan Commercial Realty comprehended the goals CST Brands desired to achieve and never stopped pursuing those goals, even when circumstantial evidence would indicate that accomplishing those goals was a remote possibility. Sullivan Commercial Realty's diligence, ability to find ways to craft a deal that was palatable to all parties, convince certain entities to proceed down a course of action not originally intended, and forthright nature of conducting negotiations led to two tremendous successes for CST Brands.

CST Brands is grateful for the partnership we have with Sullivan Commercial Realty and look forward to continuing the relationship for mutual benefit for many years to come.

Thank you for what you have done for CST Brands,

A handwritten signature in black ink, appearing to read 'K. Sheehan', written over a light blue horizontal line.

Kevin Sheehan
Vice President, Internal Audit
CST Brands, Inc.
(210) 478-2013
kevin.sheehan@cstbrands.com