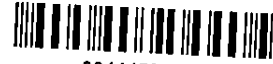


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Evanston, IL



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2001-12-07 10:49:55

Cook County Recorder 37.00

Prepared by, recording requested by
and when recorded mail to:

WINSTEAD SECHREST & MINICK P.C.
4500 Renaissance Tower
1201 Elm Street
Dallas, Texas 75270-2120

Attn: James R. Littlejohn, Esq.

NOTICE OF TERMINATION OF LEASE AND RELATED AGREEMENTS

STATE OF ILLINOIS

§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF COOK

§

§

THAT the undersigned, Bank of America, N.A., formerly known as NationsBank, N.A., successor by merger to NationsBank of Texas, N.A., in its capacity as Administrative Lender ("Administrative Lender") under that certain Amended and Restated Credit Agreement dated as of April 18, 1997, among Arizona Funding Corporation ("AFC"), Administrative Lender and the Lenders party thereto, which amends and restates that certain Credit Agreement dated as of June 17, 1994, among the same parties, being the (a) beneficiary under that certain Mortgage, Assignment of Leases, Security Agreement and Financing Statement (the "Mortgage") dated effective as of December 23, 1997 executed by AFC, to Michael F. Hord, as Trustee, recorded in the Official Records of the Cook County Clerk's Office, Cook County, Illinois as Instrument Number 97969562, and (b) assignee under that certain Collateral Assignment of Contract Rights ("Assignment") dated as of December 23, 1997, recorded as Instrument Number 97969566, in the Official Records of Cook County Clerk's Office, Cook County, Illinois; said Mortgage and Assignment covering, and relating to, certain real property (the "Property") situated in Cook County, Illinois, more particularly described on Exhibit A attached hereto; for good and valuable consideration, the receipt of which is hereby acknowledged, has released and discharged, and by these presents hereby releases and discharges, the Property from any and all liens and security interests held by the undersigned, including, without limitation, the liens and security interests evidenced by the Mortgage and the Assignment.

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JRM

THAT the undersigned, Arizona Funding Corporation ("AFC") and PETsMART, INC. ("PETsMART"), hereby terminate (a) that certain Amended and Restated Lease (the "Lease") dated as of April 18, 1997, by and between AFC, as Lessor, and PETsMART, as Lessee, a memorandum of which was recorded on December 24, 1997, as Instrument Number 97969565, in Book 4887, Page 0131, in the Official Records of Cook County Recorder's Office, Illinois, said Lease covering, among other real property, the certain real property (the "Property") situated in Cook County, Illinois, more particularly described on Exhibit A, and (b) that certain Amended and Restated Option and Put Agreement (the "Option Agreement") dated as of April 18, 1997, by and between AFC, as Owner, and PETsMART, as Company, a memorandum of which was

BOX 333-CTI

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recorded on December 24, 1997, as Instrument Number 97969565, in Book 4887, Page 0131, in the Official Records of Cook County Recorder's Office, Illinois.

THAT the undersigned, Administrative Lender, hereby releases and terminates that certain UCC-1 Fixture Filing executed by AFC, as Debtor, in favor of Administrative Lender, as Secured Party, recorded as Instrument Number 97969567, in the Official Records of Cook County Clerk's Office, Illinois and that UCC-1 Fixture Filing executed by PETSMART, Inc., as Debtor to AFC, as Secured Party and Administrative Lender, as Assignee of Secured Party recorded December 24, 1997, as Instrument Number 97969563 of the Official Records of Cook County Clerk's Office, Illinois.

This agreement may be executed in any number of counterparts, all of which taken together shall constitute an original document.

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Evanston, IL

EXECUTED effective as of November 28, 2001.

BANK OF AMERICA, N.A., NationsBank, N.A., successor by merger to NationsBank of Texas, N.A., a national banking association, as Administrative Lender

By:

Name:

Kim Whitney

KIMBERLEY A. WHITNEY

Title:

MANAGING DIRECTOR

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ARIZONA FUNDING CORPORATION, a
Delaware corporation

By:

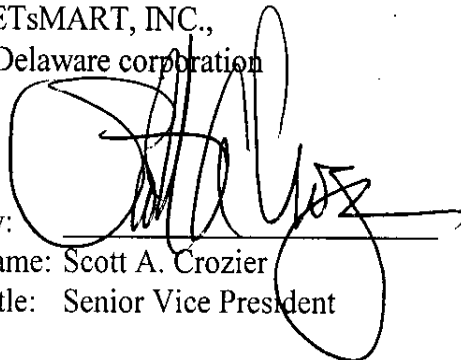

Name: R. DOUGLAS DONALDSON
Title: Treasurer

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PETSMART, INC.,
a Delaware corporation

By: 
Name: Scott A. Crozier
Title: Senior Vice President

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STATE OF TEXAS

COUNTY OF DALLAS

On this 13 day of NOVEMBER, 2001, before me, a Notary Public, personally appeared KIM WHITNEY ~~MANAGING DIRECTOR~~ Bank of America, N.A., formerly known as NationsBank, N.A., successor by merger to NationsBank of Texas, N.A., a national banking association, who acknowledged that she/he executed the within instrument for the purposes therein stated.



Martha A. Ballew

Notary Public

Printed Name of Notary

Commission Expires: _____

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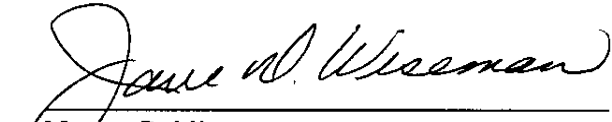
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COMMONWEALTH OF MASSACHUSETTS

COUNTY OF SUFFOLK

On this 13th day of November, 2001, before me, a Notary Public, personally appeared R. Douglas Donaldson Treasurer of Arizona Funding Corporation, a Delaware corporation, who acknowledged that she/he executed the within instrument for the purposes therein stated.



Notary Public
JANE D. WISEMAN

Printed Name of Notary

Commission Expires: _____

JANE D. WISEMAN, Notary Public
My Commission Expires November 10, 2006

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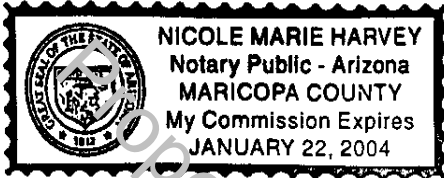
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STATE OF ARIZONA

COUNTY OF MARICOPA

On this 26th day of November, 2001, before me, a Notary Public, personally appeared Scott A Crozier, Senior Vice President of PETsMART, Inc., a Delaware corporation, who acknowledged that he executed the within instrument for the purposes therein stated.



Nicole Marie Harvey
Notary Public

NICOLE HARVEY
Printed Name of Notary

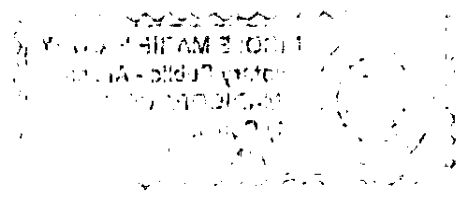
Commission Expires: 1/22/04

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EXHIBIT A

LEGAL DESCRIPTION

Parcel 1:

Lot 2 in Home Depot Subdivision Evanston, being a Subdivision of Part of the Southwest Quarter of the Southwest Quarter of Section 24, Township 41 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois, according to the Plat thereof recorded December 24, 1997 as Document 97969559.

Parcel 2:

All easements, rights and benefits appurtenant to Parcel 1 granted in that certain Reciprocal Easement and Operation Agreement between Home Depot U.S.A., Inc. and Arizona Funding Corporation dated December 23, 1997 and recorded December 24, 1997 as Document 97969561.

Address: 2221 Oakton Street, Evanston, IL

Parcel ID: 10-24-310-048-0000

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