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Cook County Recorder of Deeds
Date: 04/13/2004 12:11 PM Pg: 1 of 3

Robert J. Likes
Stinson Morrison Hecker LLP
1299 Farnam Street
Omaha, NE 68102

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

MEMORANDUM OF SUBLEASE

THIS MEMORANDUM OF SUBLEASE is made as of the 26 day of MARCH, 2004, between JIFFY LUBE INTERNATIONAL OF MARYLAND, INC., whose address is 700 Milam Street, Houston, Texas 77002 (hereinafter referred to as "**Landlord**"), and HEARTLAND AUTOMOTIVE SERVICES II, INC., with its principal place of business at 11308 Davenport Street, Omaha, NE 68154 (hereinafter referred to as "**Tenant**").

Landlord has subleased to Tenant or Tenant's predecessor the real property and improvements as described in Exhibit "A" attached hereto and made a part hereof, pursuant to the terms of that certain Sublease Agreement between Landlord and Tenant dated ~~August 5, 1999~~ (the "**Sublease**").

The initial term of the Sublease shall terminate on July 13, 2006. In addition, Tenant is given two (2) options to extend the initial term of the Sublease for five (5) years each.

The rentals to be paid by Tenant and all of the rights and obligations of the parties with respect to the above-described property are set forth in the Sublease.

This instrument is a memorandum of the aforesaid Sublease and is subject to all of the terms and conditions thereof.

This instrument may be executed in any number of counterparts, each of which shall be considered an original for all purposes; provided however, that all such counterparts shall constitute one and the same instrument.

IN WITNESS WHEREOF, the parties have executed this Memorandum of Sublease as of the day and year first above written.

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LANDLORD:

JIFFY LUBE INTERNATIONAL OF
MARYLAND, INC.

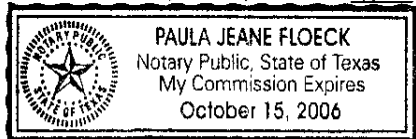
By: *Kevin M. L yng*Name: KEVIN M. L YNGTitle: VICE PRESIDENT

TENANT:

HEARTLAND AUTOMOTIVE
SERVICES II, INC.

By: *Brian D. Clark*Name: Brian D. ClarkTitle: CFOSTATE OF TEXAS)COUNTY OF HARRIS)

Subscribed and sworn to before me by KEVIN M. L YNG, the
VICE PRESIDENT on behalf of JIFFY LUBE INTERNATIONAL OF
MARYLAND, INC., on this 18th day of MARCH, 2004.

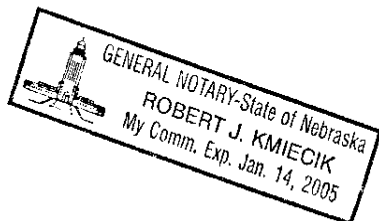


Paula Jeane Floeck
Notary Public

STATE OF NEBRASKA)

COUNTY OF DOUGLAS)

Subscribed and sworn to before me by Brian D. Clark, the
CFO on behalf of HEARTLAND AUTOMOTIVE SERVICES II,
INC., on this 18th day of MARCH, 2004.



Robert J. Kmiecik
Notary Public

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Exhibit A

Lots 10, 11 and 12 in Reamer G. Loomis and Co's Cicero Avenue and 98th Street Subdivision of the South 1/4 of the North 1/2 of the South 1/2 of the East 1/4 of the Northeast 1/4 of Section 9, Township 37 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois

Property of Cook County Clerk's Office