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PREPARED BY,
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AND WHEN RECORDED MAIL TO:

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MEMORANDUM OF LEASE

SA 8381056

THIS MEMORANDUM OF LEASE 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 leased 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 Lease Agreement between Landlord and Tenant dated ~~August 5, 1999~~ (the "**Lease**").

The initial term of the Lease shall terminate on ~~August 31, 2009~~ ^{July 31, 2009}. In addition, Tenant is given three (3) options to extend the initial term of the Lease for ten (10) years each. *KC MDL*

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 Lease.

This instrument is a memorandum of the aforesaid Lease 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 Lease as of the day and year first above written.

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Exhibit A

Lots 1, 2, 3, 4, 5, 6 and 7 in Block 1 (except that part lying Easterly a line 60 feet Southwest of and parallel with the Southwest line of right of way of Chicago and Northwestern Railway) in E. T. Paul's Second Addition to Wilmette, a Subdivision of the East 13.04 Acres of the South 1/2 of Fractional Southeast 1/4 (West of Road) of Section 28, Township 42 North, Range 13 East of the Third Principal Meridian, (except the South 6.34 chains) *in Cook County, Illinois*

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