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Cook County Recorder of Deeds
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PREPARED BY,
RECORDING REQUESTED BY,
AND WHEN RECORDED MAIL TO:

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**").

JULY 31, *K-ROC*

The initial term of the Sublease shall terminate on ~~NOVEMBER 30, 2016~~. In addition, Tenant is given one (1) option to extend the initial term of the Sublease for ten (10) years.

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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Exhibit A

The East 125 of the West 175 feet of the South 125 feet of the North 175 feet of the Southwest 1/4 of Section 26, Township 42 North, Range 10 East of the Third Principal Meridian, in Cook County, Illinois

Property of Cook County Clerk's Office