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Cook County Recorder of Deeds
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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 Q LUBE, 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, 2002 *KR*

The initial term of the Sublease shall terminate on SEPTEMBER 30, 2012. 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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Exhibit A

The West 75 feet of Lot 2 in Block 1 in Lode's Resubdivision of Blocks 2, 7 and 10 (recorded as vacated May 22, 1897 in Book 5900 on Page 108 in the Recorder's Office of Cook County, Illinois (except the North 17 feet of Block 2 heretofore conveyed for public highway) in Dearborn Heights a Subdivision of the West 1/2 of the Northeast 1/4 in Section 7, Township 37 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois

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