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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 LEASE

THIS MEMORANDUM OF LEASE 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 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,} In ~~ADIC~~. In addition, Tenant is given three (3) options to extend the initial term of the Lease 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 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

That part of Outlot "A" Village of Park Forest, Area No. 1, being a Subdivision of part of the Northwest 1/4 and Northeast 1/4 of Section 30, Township 35 North, Range 14 East of the Third Principal Meridian, lying South of the South right of way line of the Elgin, Joliet and Eastern Railroad, all in Cook County, Illinois, and being more particularly described as follows:

Commencing at a point being the Southwest corner of said Outlot "A", said point being also the intersection of the East line of Western Avenue with the North line of 26th Street; thence on and along the East line of said Western Avenue North 00 Degrees, 03 Minutes, 15 Seconds West (assumed bearing) a distance of 187.98 feet to a point being the "true point of beginning"; thence continuing on and along said Eastern right of way line North 00 Degrees, 03 Minutes, 15 Seconds West a distance of 129.40 feet to a point being the intersection with the new Southern right of way line of Algonquin Street; thence on and along said new Southern right of way line North 50 Degrees, 59 Minutes, 02 Seconds East a distance of 65.79 feet to a point being the intersection with a 127.02 foot radius curve to the left; thence on and along the arc of said curve a distance of 146.38 feet to the point where a chord bearing North 33 Degrees, 10 Minutes, 53 Seconds East a distance of 138.41 feet subtends said curve; thence South 00 Degrees, 10 Minutes, 00 Seconds West a distance of 237.02 feet to a point; thence North 89 Degrees, 50 Minutes, 00 Seconds West, on and along a line being parallel with and 187.98 feet perpendicular from said North line of 26th Street, a distance of 125.91 feet to the point of beginning, in Cook County, Illinois