

UNOFFICIAL COPY

MEMORANDUM OF LEASE

PREPARED BY,
RECORDING REQUESTED BY,
AND WHEN RECORDED MAIL TO:

Robert J. Kmiecik
Stinson Morrison Hecker LLP
1299 Farnam Street, Suite 1501
Omaha, NE 68102



Doc#: 0412518036
Eugene "Gene" Moore Fee: \$28.50
Cook County Recorder of Deeds
Date: 05/04/2004 10:58 AM Pg: 1 of 3

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

THIS MEMORANDUM OF LEASE is made as of the 13th day of April, 2004, between Preferred-Lemont, LLC, whose address is 141 West Jackson Blvd., Suite 3540, Chicago, Illinois 60604 ("**Landlord**") and Heartland Automotive Services II, Inc., with its principal place of business at 11308 Davenport St., Omaha, NE 68154, hereinafter referred to as ("**Tenant**").

Landlord has leased to Tenant 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 between Landlord and Tenant dated April 13, 2004 (the "**Lease**").

The Lease is for a 20-year term. There are four (4) options of five (5) years each to extend the term of the Lease.

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.

STORE NO. 3087
ADDRESS: 15682 West 127th St., Lemont, Illinois

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LANDLORD:

TENANT:

PREFERRED-LEMONT, LLC

HEARTLAND AUTOMOTIVE SERVICES II, INC.

By: [Signature]
Name: THOMAS MORABITO
Title: Manager

By: [Signature]
Name: Brian A Clark
Title: CEO

STATE OF Illinois)
COUNTY OF Cook)

Subscribed and sworn to before me by THOMAS MORABITO, the MANAGER on behalf of PREFERRED-LEMONT, LLC on this 14th day of APRIL, 2004.

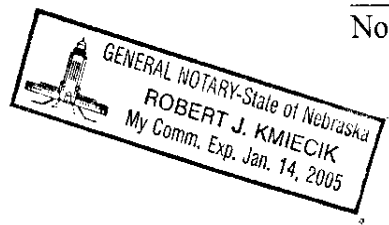
Laurie Headley
Notary Public



STATE OF Nebraska)
COUNTY OF DeWelles)

Subscribed and sworn to before me by Brian A. Clark, the CEO on behalf of HEARTLAND AUTOMOTIVE SERVICES II, INC. on this 13th day of April, 2004.

[Signature]
Notary Public



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EXHIBIT A

LEASED PREMISES

LEGALLY DESCRIBED AS:

LOT 5 IN LEMONT HIGHLANDS SUBDIVISION, A SUBDIVISION OF THE SOUTH 372.5 FEET OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID SUBDIVISION RECORDED MARCH 16, 1949 AS DOCUMENT NO. 14513964 IN COOK COUNTY, ILLINOIS.

PIN: 22-29-309-009

Commonly known as: 15682 West 127th Street, Lemont, IL.

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Property of Cook County Clerk's Office