

# UNOFFICIAL COPY

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Karen A. Yarbrough  
Cook County Clerk  
Date: 07/09/2021 06:41 AM Pg: 1 of 4

This Instrument prepared by:  
T. Larry Ledbetter, Attorney  
AutoZone Parts, Inc.  
c/o AutoZone, Inc.  
Dept. 8341  
P. O. Box 2198  
Memphis, TN 38101-2198

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**THIS AMENDED SHORT FORM LEASE AMENDS  
THAT CERTAIN SHORT FORM LEASE RECORDED  
ON OCTOBER 22, 2010 AS DOCUMENT NO. 1029510021  
IN THE OFFICE OF THE RECORDER OF DEEDS OF  
COOK COUNTY, ILLINOIS**

**AZ#4406-03-01  
Orland Park, IL**

**PIN: 27-15-301-003-0000**

## **AMENDED SHORT FORM LEASE**

**THIS AMENDED SHORT FORM LEASE** is made as of December 4, 2020 between **Hollywood Plaza, LLC**, an Illinois limited liability company (hereinafter "**Landlord**"), and **AutoZone Parts, Inc.**, a Nevada corporation [resulting entity after conversion from AutoZone Parts LLC, a Nevada limited liability company] (hereinafter "**Tenant**"), transferee of AutoZone Investment Corporation, a Nevada corporation, assignee of AutoZone Development LLC, a Nevada limited liability company [surviving entity after merger with AutoZone Development Corporation, a Nevada corporation].

### **WITNESSETH:**

For and in consideration of One Dollar (\$1.00) and other valuable consideration paid and to be paid by Tenant to Landlord, Landlord does demise and lease unto Tenant and Tenant does lease and take from Landlord upon the terms and conditions and subject to the limitations more particularly set forth in a certain First Amendment to Shopping Center Lease executed as of November 30, 2020 (hereinafter "Amendment") between Landlord and Tenant, to which Amendment, and the Shopping Center Lease made as of July 16, 2010, amended thereby (collectively hereinafter "Lease") reference is hereby made for all the terms and conditions thereof, which terms and conditions are made a part hereof as fully and particularly as if set out verbatim herein, the approximately 8,000 square foot premises located in the Village of Orland Park, County of Cook, State of Illinois, together with all rights, benefits, appurtenances, right of ways and easements thereunto belonging (the "Demised Premises"), and being municipally known as 9310 W. 159<sup>th</sup> Street, Orland Park, Illinois. Said Demised Premises is part of the following described lands:

**See attached Exhibit "A"**

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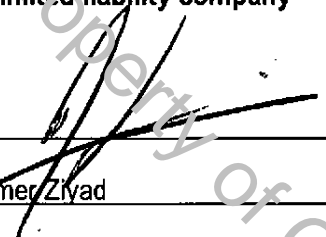
**TO HAVE AND TO HOLD** the above described Demised Premises unto Tenant for a term ending on January 31, 2027, unless sooner terminated or extended as provided for in the Lease.

**LANDLORD** in said Amendment has granted to Tenant three (3) separate options to further extend the Term of the Lease for three (3) separate consecutive additional Extension Periods of five (5) years each, which options are exercisable by Tenant as provided for in said Amendment.

**IN TESTIMONY WHEREOF**, the above named Landlord and the above named Tenant have caused this instrument to be executed as of the day and year set forth above.

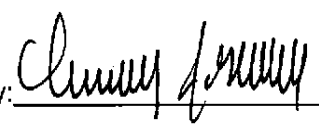
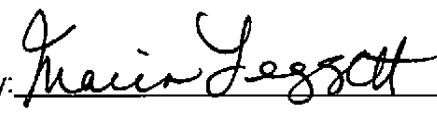
**LANDLORD:**

**Hollywood Plaza, LLC,**  
an Illinois limited liability company

By:   
Name: Nemer Ziyad  
Title: Manager

**TENANT:**

**AutoZone Parts, Inc.,**  
a Nevada corporation

By:   
Name: Timothy J. Goddard  
Title: Vice President  
By:   
Name: Maria Leggett  
Title: Vice President

JJ / LL  
Approved by AutoZone  
Business Legal

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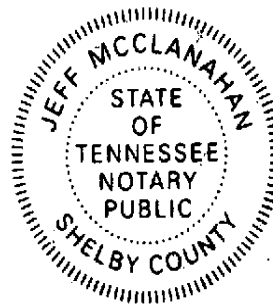
STATE OF TENNESSEE  
COUNTY OF SHELBY

The foregoing instrument was acknowledged before me this December 4, 2020 by Timothy J. Goddard as Vice President and Maria Leggett, Vice President of AutoZone Parts, Inc., a Nevada corporation, on behalf of the corporation.

*Jeff McClanahan*

Jeff McClanahan, Notary Public  
(Printed Name)

My Commission Expires: 1/18/2022



STATE OF ILLINOIS  
COUNTY OF Cook

The foregoing instrument was acknowledged before me this December 14, 2020 by Nemer Ziyad as Manager of Hollywood Plaza LLC, an Illinois limited liability company, on behalf of the company.

*Bryan Hunt*

Bryan Hunt, Notary Public  
(Printed Name)

My Commission Expires: 3/23/21



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## Exhibit "A"

**PIN: 27-15-301-003-0000**

The Demised Premises is part of the Entire Premises as described below:

**Parcel 1:**

Lot 1, except that part thereof dedicated for public street per document no. 95071097, in Knoche-Redfean Subdivision, being a subdivision of part of the East ½ of the Southwest ¼ of Section 15, Township 36 North, Range 12, East of the Third Principal Meridian, according to the plat thereof recorded September 30, 1982 as document number 26367123, in Cook County, Illinois.

**Parcel 2:**

Easement for the benefit of Parcel 1 for vehicular access, circulation and parking, pedestrian traffic and the use of customers, invitees, licensees, agents and employees of the owner and business occupants of the land created by Declaration of Restrictions and Grant of Easement recorded August 28, 1996 as document 96659797, and amended by Amendment to Declaration of Restrictions and Grant of Easement dated September 7, 2004 and recorded September 14, 2004 as document 0425832082 said amendment corrected by instrument recorded May 13, 2005 as document 0513303019, between Jetco Properties, Inc. and Orland Park Retail Outlot, LLC, over the following described land:

Lots 3, 4 and 5 all in Knoche-Redfean Subdivision in the Southwest ¼ of Section 15, Township 36 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois. And Lots 1 and 2 in the resubdivision of Part of the East ½ of the Southwest ¼ of Section 15, foresaid.

**Parcel 3:**

Easement for the benefit of Parcel 1 as created by Reciprocal Grant of Easement and Agreement recorded as document 97885291 for a non-exclusive easement for pedestrian and vehicular use and right and privilege to use, without cost or charge in common with Orland Auto Center parcel owner East of and adjoining aforesaid Parcel 1.