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FIRST AMENDMENT TO SHORT FORM LEASE

This Amendment is entered into as of the 1st day of February, 1989, by and between GRAYMORRE LEASING, formerly known as MCWIL LEASING ("Lessor") and TENNECO AUTOMOTIVE RETAIL SERVICE SYSTEMS, INC., formerly known as CARX SERVICE SYSTEMS, INC. ("Lessee").

WHEREAS, McWil Leasing, as lessor, and Carx Service Systems, Inc., as lessee, heretofore entered into a Short Form Lease, dated November 24, 1978, and recorded with the Cook County Recorder of Deeds on August 8, 1980 as Document No. 25542152, whereunder McWil Leasing leased to Carx Service Systems, Inc. real property legally described in Exhibit A to said Short Form Lease; and

WHEREAS, the "Lease" referred to in said Short Form Lease has been amended pursuant to a First Amendment to Lease Agreement of even date herewith, entered into by and between Lessor and Lessee; and

WHEREAS, the parties hereto desire to amend said Short Form Lease so that it will conform to First Amendment to Lease Agreement; and

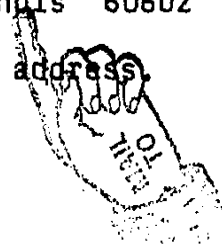
WHEREAS, at the time said Short Form Lease was entered into, McWil Leasing was the beneficiary under a certain Trust Agreement (the "Trust") dated October 5, 1978 and known as Trust No. 2487 for which Ford City Bank and Trust Company, now known as Cole Taylor Bank/Ford City, (the "Trustee") was acting as Trustee; and

WHEREAS, the Trustee was at the time of execution of the Short Form Lease, and continues to be, the record title holder of the real property described in Exhibit A to said Short Form Lease and of the real property described in Exhibit A, attached hereto; and

WHEREAS, McWil Leasing entered into the Lease and the Short Form Lease, solely as beneficiary under the Trust and neither McWil Leasing nor Graymorre Leasing (the current beneficiary under the Trust) have any interest in the title to the real estate described in the preceding paragraph.

This instrument prepared by: F. James Helms, Tenney & Bentley, Suite 1900, 111 West Washington Street, Chicago, Illinois 60602

Return recorded instrument to F. James Helms at above address.



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NOW THEREFORE, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, it is hereby agreed as follows:

1. The term of said Short Form Lease is hereby amended to provide for a commencement date of July 17, 1979 and a termination date of July 31, 1999.

2. Exhibit A to the Short Form Lease (containing the legal description of the leased premises) is deleted and replaced with Exhibit A which is attached hereto and made a part thereof.

3. A new sentence is added to the Short Form Lease which provides as follows: "Under the Lease, during the term of the Lease (excluding the first twelve months of the term) and during the five year extension of the term (if Lessee elects to so extend the term), Lessee has a right of first refusal to purchase the real estate described in Exhibit A to the First Amendment to Short Form Lease (i.e., this instrument)."

4. Except as amended by the foregoing provisions, the Short Form Lease shall remain unmodified and in full force and effect.

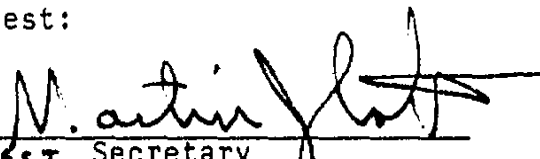
IN WITNESS WHEREOF, the parties have executed this instrument as of the day and year first above written.

TENNECO AUTOMOTIVE RETAIL  
SERVICE SYSTEMS, INC.,  
formerly known as CARX  
SERVICE SYSTEMS, INC.

By: 

V.L.G. President

Attest:

  
M. Arthur Platt  
ASST. Secretary

GRAYMORRE LEASING, formerly  
known as MCWIL LEASING

By: 

Tracy F. Wilson  
General Partner

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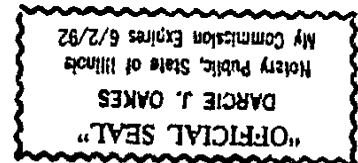
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STATE OF ILLINOIS )  
 )SS  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that Stephen A. McNeely, Vice President of CARX SERVICE SYSTEMS, INC., now known as TENNECO AUTOMOTIVE RETAIL SERVICE SYSTEMS, INC., a Delaware corporation, and Martin J. Ciotti, Asst. Secretary of said corporation, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Vice President and Asst. Secretary respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act, and as the free and voluntary act of said corporation, for the uses and purposes therein set forth; and the said Asst. Secretary did also then and there acknowledge that he, as custodian of the seal of said corporation, did affix the said seal of said corporation to said instrument as his free and voluntary act, and as the free and voluntary act of said corporation, for the uses and purposes therein set forth. GIVEN under my hand and Notarial Seal this 11th day of May, 1989.

Darcie J. Oakes  
Notary Public

Commission expires: 6/2/92



STATE OF ILLINOIS )  
 )SS  
COUNTY OF DUPAGE )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that MARY F. WILSON, a general partner of GRAYMORRE LEASING, an Illinois general partnership, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such general partner, appeared before me this day in person and acknowledged that she signed and delivered the said instrument as her own free and voluntary act, and as the free and voluntary act of said general partnership, for the uses and purposes therein set forth. GIVEN under my hand and Notarial Seal this 24th day of APRIL, 1989.

J. James Helms  
Notary Public

Commission expires: August 11, 1990

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## EXHIBIT A

### LEGAL DESCRIPTION

THE SOUTH 180.50 FEET (as measured along the east line) OF THE EAST 100.0 FEET OF THE WEST 471.42 FEET OF OUTLOT B IN LA GRANDE VISTA UNIT NO. 3, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE SOUTH WEST 1/4 OF SECTION 17, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 13, 1976 AS DOCUMENT 23670291 ALL IN COOK COUNTY, ILLINOIS.

Property Address: The south 180.50 feet (as measured along the east line) of 6114 W. 159th St., Oak Forest, Illinois

Permanent Index No.: 28-17-314-042

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COOK COUNTY RECORDER

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