

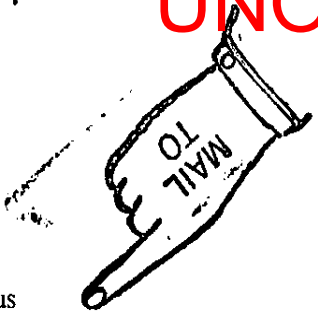
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1999-09-03 13:08:49
Cook County Recorder 27.50



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MAIL TO:

Tony P. Valevicius
Lorenzini & Dressler, Ltd.
1900 Spring Road, Suite 501
Oak Brook, IL 60523

**COOK COUNTY
RECORDER
EUGENE "GENE" MOORE
MAYWOOD OFFICE**

RECORDER'S STAMP

SHORT FORM LEASE

PIN: 12-29-211-001-0000
12-29-211-002-0000
12-29-211-003-0000
12-29-211-012-0000

ADDRESS: 3040 Mannheim, Franklin Park, Illinois

THIS INDENTURE OF LEASE, made this 30th day of July, 1999, between Harris Bank of Winnetka Trust #L-3928 under Trust dated 11/12/98 hereinafter called "Landlord," and AutoZone, Inc., a Nevada Corporation, hereinafter called "Tenant."

NAME AND ADDRESS OF PREPARER:

Tony P. Valevicius, Esq.
Lorenzini & Dressler, Ltd.
1900 Spring Road, Suite 501
Oak Brook, IL 60523
(630) 684-0400

G#: ND6601148 - NTC

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SHORT FORM LEASE

THIS SHORT FORM LEASE is made on the 30th day of July, 1999, between Harris Bank of Winnetka Trust #L-3928 under Trust dated 11/12/98 hereinafter called "Landlord," and AutoZone, Inc., a Nevada corporation, hereinafter called "Tenant."

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 Ground Lease Agreement between Landlord and Tenant, bearing even date herewith, to which Ground Lease Agreement 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, certain premises situated in the City of Franklin Park, County of Cook, State of Illinois, consisting of the real property described on Exhibit "A" attached hereto and made a part hereof, together with improvements placed or to be placed thereon.

TO HAVE AND TO HOLD the above described premises unto Tenant for a term of twenty (20) years, commencing as provided in the Ground Lease Agreement and ending on the last day of the twentieth (20th) annual return of the month in which the Term commences, unless modified as herein provided.

LANDLORD in said Ground Lease Agreement has granted to Tenant certain rights to renewal options which are exercisable by Tenant as provided in said Ground Lease Agreement.

LANDLORD has agreed with Tenant that any mortgage placed on the premises or to be placed on the premises shall provide for non-disturbance of Tenant in the event of foreclosure, provided Tenant shall not default in the performance of its obligations under said Ground Lease Agreement. Tenant has agreed that it will attorn to the mortgagee in possession or the purchaser at or in lieu of foreclosure provided its possession shall not be disturbed.

IN WITNESS WHEREOF, Landlord and Tenant have caused this Short Form Lease to be executed on the day and year first written above.

LANDLORD: Harris Bank of Winnetka Trust #L-3972 under Trust dated 11/12/98

TENANT: AutoZone, Inc., a Nevada corporation

By: Keith C. Reed

By: [Signature]

Title: EXEC VICE PRES.

Title: Vice President

By: Neborah A. Horompeles

By: [Signature]

Title: Vice Pres

Title: Exec Vice President

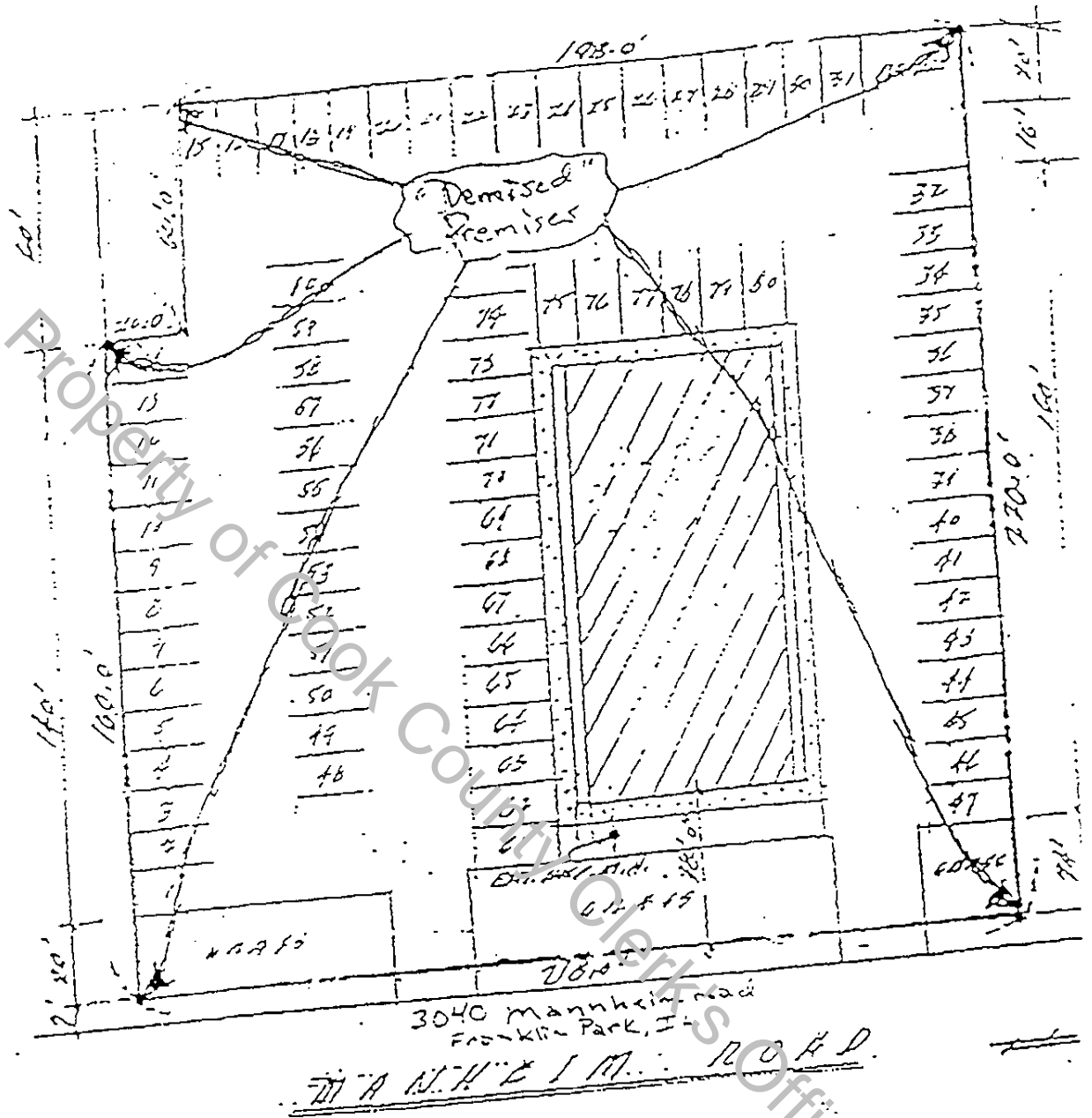
Prepared by:
Larry Ledbetter, Attorney
AutoZone, Inc.
60 Madison Avenue (38103-2107)
P. O. Box 2198
Memphis, TN 38101-9842

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EXHIBIT "A"



LEGAL DESCRIPTION

Lot 90 and the North 19.92 foot of Lot 91 (except the West 67 feet of said part of Lot 91) in Franklin Manor, being a Subdivision of the South 20 acres (except the North 66 feet thereof) of the North 40 acres of the East 1/2 of the North East 1/4 of Section 29, Township 40 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois

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By Colly

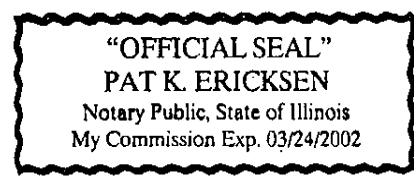
STATE OF ILLINOIS

COUNTY OF

The foregoing instrument was acknowledged before me this 3rd day of Aug., 1999, by KEITH C. ERICKSEN, EXEC. VICE PRES and DEBORAH A. KOROMPILOVA, VICE PRES, on behalf of Harris Bank of Winnetka Trust #L-3928 under Trust dated 11/12/98.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year before written.

Pat K. Erickson
Notary Public
My commission expires

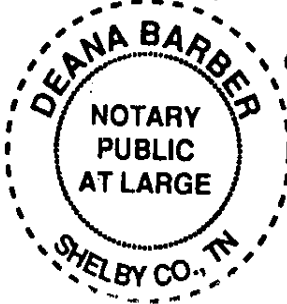


STATE OF TENNESSEE

COUNTY OF SHELBY

I, Deana Barber, do hereby certify that on the 7th day of July, 1999, Wm. David Gilmore and Lawrence E. Evans, the Vice President and Executive Vice President of AutoZone, Inc., a Nevada corporation, personally appeared before me and being first duly sworn by me severally acknowledged that they signed the foregoing document in the respective capacities therein set forth and declared that the statements therein contained are true.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year before written.



Deana Barber
Notary Public
My commission expires: 5/23/2000