

**MEMORANDUM OF LEASE**

**Les Schwab Tire Center #929  
Sheridan, Wyoming**

This Memorandum of Lease (this "Memorandum") is made and entered into as of August 1, 2021 (the "Effective Date") by and between Larry & Vickie Nicholls, L.L.C., a Wyoming limited liability company ("Landlord"), and Les Schwab Tire Centers of Montana, LLC, a Montana limited liability company ("Tenant")

1. Pursuant to the Lease Agreement (the "Lease") dated as of the Effective Date, between Tenant and Landlord, Landlord has leased to Tenant and Tenant has leased from Landlord the real property located at 1251 Coffeen Avenue in Sheridan, Sheridan County, Wyoming, legally described on Exhibit A attached hereto, together with the building and related improvements located on the Land and the non-exclusive use of all rights, privileges, easements and appurtenances belonging or in any way pertaining to the Land (all of the foregoing hereinafter collectively referred to as the "Premises"). Capitalized terms used but not defined herein shall have the meanings given them in the Lease.

2. Tenant and Landlord hereby acknowledge and agree as follows:

(a) The Primary Term of the Lease commences on the Effective Date and expires on December 31, 2036.

(b) Tenant has three (3) separate consecutive Renewal Terms of five (5) years each.

(c) Tenant has an on-going right of first refusal to purchase all of Landlord's right, title and interest in and to the Premises pursuant to the terms and conditions set forth in the Lease.

(d) Tenant has the right and option, during the Option Term, to purchase the Premises from Landlord at the Purchase Price pursuant to the terms and conditions set forth in the Lease.

3. This Memorandum is subject to all of the terms, conditions and understandings set forth in the Lease, which are incorporated into this Memorandum by this reference as though fully set forth. In the event of a conflict between the terms and conditions of this Memorandum and the terms and conditions of the Lease, the terms and conditions of the Lease shall prevail.

**[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]**

IN WITNESS WHEREOF, the parties hereto have executed this Memorandum to be effective as of the Effective Date.

**LANDLORD:**

Larry & Vickie Nicholls, L.L.C., a Wyoming limited liability company

By: [Signature]  
Name: Larry Nicholls  
Title: mgr

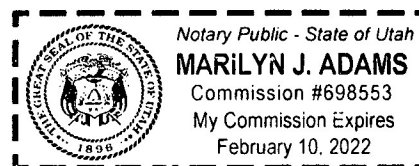
STATE OF UTAH )  
COUNTY OF Cache ) ss.

On this 23<sup>rd</sup> day of July, in the year 2021, personally appeared Larry Nicholls, whose identity is personally known to me (~~or proved on the basis of satisfactory evidence~~) and who by me duly sworn (~~or affirm~~), did say he is the Manager of the limited liability company and said document was signed by him in behalf of said limited liability company by Authority of its Operating Agreement, and said person acknowledged to me said limited liability company executed the same.

Witness my hand and official seal

(Seal)

Marilyn J. Adams  
Notary Public



IN WITNESS WHEREOF, the parties hereto have executed this Memorandum to be effective as of the Effective Date.

**TENANT:**

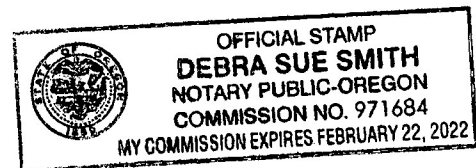
Les Schwab Tire Centers of Montana, LLC, a  
Montana limited liability company

By: Corey J. Parks  
Corey J. Parks, Secretary

STATE OF OREGON            )  
  )       ss.  
County of Deschutes        )

This instrument was acknowledged before me on July 23, 2021 by Corey J. Parks as Secretary of Les Schwab Tire Centers of Montana, LLC.

Debra S. Smith  
Notary Public - State of Oregon



**EXHIBIT A**

**LEGAL DESCRIPTION**

**The Land referred to herein below is situated in the County of Sheridan, State of Wyoming, and is described as follows:**

**Lot 11, and an undivided Eighteen and Six/Tenths percent (18.6%) interest in Lot 12, of Sugarland Plaza Subdivision, a subdivision in Sheridan County, Wyoming, as filed in Drawer S, Plat No. 95 in the office of the Sheridan County Clerk.**

**NO. 2021-771402 MEMORANDUM OF LEASE**  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
FIRST AMERICAN TITLE INSURANCE CO 200 SW MARKET ST S1  
PORTLAND OR 97201-5753