

RECORDING REQUESTED BY,
AND WHEN RECORDED RETURN TO:
Northern Automotive Corporation 218
Attn: Legal Dept.
P.O. Box 6030
Phoenix, AZ 85005

RECORDED DECEMBER 30, 1993 BK 363 PG 218 NO 157311 RONALD L. DAILEY, COUNTY CLERK

MEMORANDUM OF LEASE

THIS MEMORANDUM OF LEASE, made and entered into this 12th day of February, 1993, by and between ZELINGER & CO. (AN UNDIVIDED 1/2 INTEREST) and FRANCIS & CO. (AN UNDIVIDED 1/2 INTEREST) d/b/a ZEL-FRAN INVESTMENTS, a co-partnership, hereinafter referred to as "Landlord," and NORTHERN AUTOMOTIVE CORPORATION, an Arizona corporation, hereinafter referred to as "Tenant."

WITNESSETH:

IN CONSIDERATION of the rents reserved in that certain Lease Agreement between the parties dated February 12, 1993, and the terms, covenants, conditions and agreements on the part of Tenant therein, Landlord leases to Tenant certain real property located in the City of Sheridan, County of Sheridan, State of Wyoming, upon which Tenant is remodeling a building to be used for Tenant's automotive parts store, which property is designated in said Lease Agreement and located on a portion of the real property described in Exhibit A attached hereto and made a part hereof; together with all and singular the building or buildings, privileges and advantages, with any and all appurtenances belonging or in any way appertaining to the real property hereby leased, including the right in Tenant, its successors, assigns, subtenants, employees, customers, licensees and invitees to use the parking areas, sidewalks, and access areas to and from public streets and highways.

TO HAVE AND TO HOLD the premises for the initial term of five (5) years, commencing at the time indicated in the Lease Agreement, with options to extend the term for three (3) additional periods of five (5) years each, upon the terms, covenants and conditions specified in the Lease Agreement.

IN WITNESS WHEREOF, the parties executed this instrument the date first above written.

"LANDLORD"

ZELINGER & CO. (AN UNDIVIDED 1/2
INTEREST and FRANCIS & CO. (AN
UNDIVIDED 1/2 INTEREST) d/b/a
ZEL-FRAN INVESTMENTS, a
co-partnership

By
Its

Paul B. Zelinger
General Partner

By
Its

"TENANT"

NORTHERN AUTOMOTIVE CORPORATION,
an Arizona corporation

By
Its

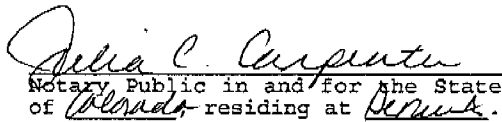
[Signature]
Senior Vice President

By
Its

Lori A. Shorrell
Secretary
and

220

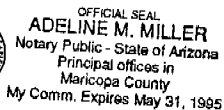
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.



Expires: 3/9/96

Lori A. Shorall

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.



Edeline M. Miller
Notary Public in and for the State
of Arizona, residing at Phoenix.

EXHIBIT "A"

A tract of land situated in the SE 1/4 NW 1/4 and the SW 1/4 NE 1/4 of Section 35, Township 56 North, Range 84 West of the 6th Principal Meridian, Sheridan County, Wyoming, more particularly described as follows:

Beginning at a point which bears N 6° 38' 11" W a distance of 920.17 feet from the Wyoming Highway Right-of-Way marker, stamped "STA. 52 + 74.07" left (being on the East Right-of-Way Line of Coffeen Avenue); thence S 19° 41' 33" E a distance of 279.6 feet; thence S 65° 54' 13.7" W a distance of 65.13 feet; thence N 77° 23' 07" W a distance of 56.87 feet; thence S 65° 54' 13.7" W a distance of 20.9 feet to a point on the Easterly Right-of-Way line of Coffeen Avenue; thence along a curve to the left with a Radius of 1472.39 feet, Delta = 9° 36' 47", Arc Length = 247.04 feet and Chord Bearing N 30° 27' 47" W for a distance of 246.75 feet; thence leaving said Right-of-Way line; N 59° 36' 01" E for a distance of 137.34 feet; thence N 85° 44' 19" E a distance of 45.76 feet to the point of beginning.

(Bearing from Wyoming Highway Department bearing)

1119 ~~82801~~ Coffeen Ave
SHERIDAN, WYO 82801