

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"

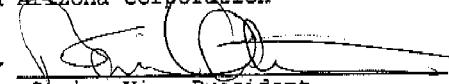
ZELINGER & CO. (AN UNDIVIDED 1/2 INTEREST and FRANCIS & CO. (AN UNDIVIDED 1/2 INTEREST) d/b/a ZEL-FRAN INVESTMENTS, a co-partnership

By   
Its 

By \_\_\_\_\_  
Its \_\_\_\_\_

"TENANT"

NORTHERN AUTOMOTIVE CORPORATION,  
an Arizona corporation

By   
Its Senior Vice President

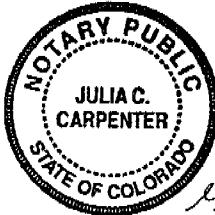
By   
Its Secretary  
and

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STATE OF COLORADO )  
COUNTY OF DENVER ) ss.

On this 12th day of February, 1993, personally appeared before me, Jack B. Zelinger, ~~xxxxxxxxxxxxxxxxxxxx~~ to me known to be the general partner ~~xxxxxxxxxxxxxx~~ of ~~xxZELINGERxxCQxxAN  
END-OF-YEARxx/2xxINVESTMENTSxxxxFRAMESxxxxCQxxANxxEND-OF-YEARxx/2  
ZEL-FRAN INVESTMENTS~~, the co-partnership that executed the within and foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said co-partnership for the uses and purposes therein mentioned and on oath stated that they are authorized to execute said instrument.

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



Julia C. Carpenter  
Notary Public in and for the State  
of Colorado, residing at Denver.

expires: 3/9/96

STATE OF ARIZONA )  
COUNTY OF MARICOPA ) ss.

On this 16th day of February, 1993, personally appeared before me Beric M. Christiansen and David LaBau, to me known to be the Senior Vice President and <sup>and</sup>Secretary of NORTHERN AUTOMOTIVE CORPORATION, the corporation that executed the within and foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation for the uses and purposes therein mentioned and on oath stated that they are authorized to execute said instrument.

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



OFFICIAL SEAL  
**ADELINE M. MILLER**  
Notary Public - State of Arizona  
Principal offices in  
Maricopa County  
My Comm. Expires May 31, 1965

Adeline M. Meller  
Notary Public in and for the State  
of Arizona, residing at Phoenix.

memo/1105a

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rev. 02/08/93

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 20.0 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 ~~St~~ Coffeen Ave  
SHERIDAN, WY 82801