EQ21 No. 12—LEASE—SHORT FORM (for other than a day	10-21-91	1P03:19 RCVD	
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THIS AGREEMENT, entered into	"n		9.94 by and between
	Richard E	and Kathleen Takacs	Jesson Jesso
and	Stateline	Parts Supply, Inc.	, lesse
WITNESSETH: That the said less to the said lessee,	n considerat of	on of the covenants herein mentione	d, does hereby lease un en Years
	cm	March 1, 1 Ollowing described premises, to-wit:	95, to and includir
	6x2010 the	ollowing described premises, to-wit:	:
NAPA auto Parts Store	located at	22301 Stateline Road	
Klamath County; Merri	11, Oregon		
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SUBORDINATION AND ATTOINMENT. This Lease and all rights of Tenant hereunder are and shall be subject and subordinate to the lien of any trust deed, mortgage, deed to secure debt, deed of trust, or other instrument in the nature thereof which may now or hereafter affect Landlord"s fee title to the Premises and to any other instrument encumbering the fee title of the Premises and to any modifications, renewals, consolidations, extensions, or replacements thereof. Tenant shall, supon demand, at any time or times, execute, acknowledge, and deliver to Landlord or the holder of any such trust deed, mortgage, deed to secure debt, deed of trust, or other instrument, without expense, (i) any and all instruments that may be requested by Landlord or such holder to evidence the subordination of this Lease and all rights hereunder to the lien of any such trust dead, mortgage, deed to secure debt, deed of trust, or other instrument, and each such renewal, modification, consolidation, replacement, and extension thereof or (ii) any and all instruments that may be necessary to make this Lease superior to the lien of any such trust deed, mortgage, deed to secure debt, deed of trust or other instrument, and each renewal, modification, consolidation, replacement, and extension thereof. If the holder of any trust deed, mortgage, deed to secure debt, deed of trist or other instrument affectiong or encumbering the fee title of the Premises shall hereafter succeed to the rights of Landlord under this Lease, whether through possession or foreclosure action or delivery of a new lease, Tenant shall, at the option of such holder, attorn to and recognize such successon as Tenant's landlord under this Lease and shall promptly execute and deliver any instrument that may be necessary to evidence such attornment, Upon such attornment, this Lease shall continue in full force and effect as a direct lease between such successor landlord and Tenant, subject to all of the terms, covenants, and conditions of this Lease. Upon written request from Tenant, Landlord shall use its good faith, reasonable efforts to obtain a non disturbarce agreement from the holder of any trust deed, mortgage, deed to secure debt, deed of trust of other instrument affectiong or encumbering the fee title of the Premises, in a form reasonably satisfactory to such holder.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

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