

2022-013188

Klamath County, Oregon

11/09/2022 11:53:02 AM

Fee: \$97.00

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This Instrument prepared by:

Jordan Peterson, Attorney  
AutoZone Parts, Inc.  
c/o AutoZone, Inc.  
Dept. 8341  
P. O. Box 2198  
Memphis, TN 38101-2198

Recording requested by,

and after recording return to:

First American Mortgage Solutions  
Attn: Accommodations  
1795 International Way  
Idaho Falls, ID 83402-4910

**THIS AMENDED SHORT FORM LEASE AMENDS  
THAT CERTAIN SHORT FORM LEASE RECORDED  
ON AUGUST 10, 2007 AS DOCUMENT NUMBER  
2007-014134 AND THAT CERTAIN AMENDMENT TO  
SHORT FORM LEASE RECORDED ON SEPTEMBER  
26, 2007 AS DOCUMENT NUMBER 2007-016841, BOTH  
IN THE COUNTY CLERK'S OFFICE OF KLAMATH  
COUNTY, OREGON**

**AZ #3753-01-01  
Klamath Falls, OR**

Map Tax Lot: 3909-003CC-00400

## **AMENDED SHORT FORM LEASE**

**THIS AMENDED SHORT FORM LEASE** is made as of October 3, 2022 between **Klamath Falls Bailey, LLC, an Oregon limited liability company** (hereinafter "**Landlord**"), successor in interest to Klamath-Hilyard, LLC, an Oregon limited liability company, and **AutoZone Parts, Inc., a Nevada corporation** [resulting entity after conversion from AutoZone Parts LLC, a Nevada limited liability company] (hereinafter "**Tenant**"), transferee of AutoZone Investment Corporation, a Nevada corporation,

assignee of AutoZone Development LLC, a Nevada limited liability company [surviving entity after merger with AutoZone Development Corporation, a Nevada corporation].

**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 Second Amendment to Building (hereinafter "Amendment") between Landlord and Tenant, bearing even date herewith, to which Amendment, the First Amendment to Building Lease made as of December 15, 2008, and the Building Lease made as of October 24, 2006 amended thereby (collectively hereinafter "Lease") 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, the approximately 26,400 square foot premises (together with a building containing approximately 6,786 square feet of ground floor space) located in the NE corner of Washburn Way and Hilyard Road in the City of Klamath Falls, County of Klamath, State of Oregon, known municipally as 2977 Washburn Way, Klamath Falls, Oregon, more particularly described in the Lease (the "Demised Premises"), and said Demised Premises being further described as follows:

**See Exhibit "A" attached hereto and made a part hereof.**

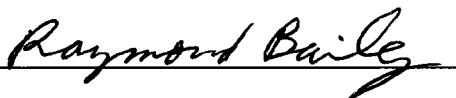
**TO HAVE AND TO HOLD** the above described Demised Premises unto Tenant for a term ending on November 30, 2027, unless sooner terminated or extended as provided for in the Lease.

**IN SAID AMENDMENT**, Landlord has granted to Tenant four (4) separate options to further extend the Term of the Lease for four (4) separate consecutive additional Extension Periods of five (5) years each, which options are exercisable by Tenant as set forth in said Amendment.

**IN TESTIMONY WHEREOF**, the above-named Landlord and the above-named Tenant have caused this instrument to be executed as of the day and year set forth above.

**LANDLORD:**

**Klamath Falls Bailey, LLC,**  
an Oregon limited liability company

By: 

Name: Raymond Bailey

Title: Member

**APPROVED FOR EXECUTION**

**Kristi Hafdahl:** 

**TENANT:**

**AutoZone Parts, Inc.,**  
a Nevada corporation

By: 

Name: Timothy J. Goddard


Title: Vice President

By: 

Name: Anthony Dean Rose, Jr.

Title: Vice President

**APPROVED FOR EXECUTION**  
**AutoZone #3753-01-01**

Business:  | Legal: JP

STATE OF TENNESSEE       )  
  ) SS:  
COUNTY OF SHELBY       )

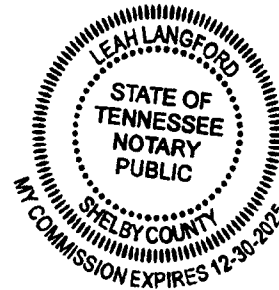
This instrument was acknowledged before me on October 3, 2022 by Timothy J. Goddard as Vice

President, and Anthony Dean Rose, Jr., as Vice President  
of AutoZone Parts, Inc., a Nevada corporation.

Leah Langford

Leah Langford, Notary Public  
(Printed Name)

My commission expires: 12.30.2025



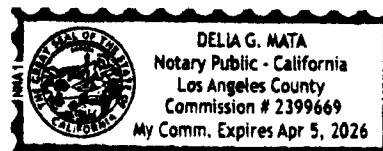
STATE OF California       )  
  ) SS:  
COUNTY OF Los Angeles       )

This instrument was acknowledged before me on October 19, 2022 by  
Raymond Bailey, Member of Klamath Falls Bailey, LLC, an Oregon limited liability company, on behalf of  
said company.

Delia G. Mata

Delia G. Mata, Notary Public  
(Printed Name)

My commission expires: 4/5/2026



**EXHIBIT "A"**

**Map Tax Lot: 3909-003CC-00400**

Demised Premises:

Parcel 3 of Land Partition 22-00 in the SW ¼ of the SW ¼ of Section 3, Township 39 South, Range 9 East, Willamette Meridian, as on file in the Clerk of Klamath County, Oregon.

The Demised Premises is a part of the following described Entire Premises, in which Tenant has certain rights and restrictions:

Parcel 2 and 3 of Land Partition 22-00 in the SW ¼ of the SW ¼ of Section 3, Township 39 South, Range 9 East, Willamette Meridian, as on file in the Clerk of Klamath County, Oregon.