2022-013188

Klamath County, Oregon

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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

Map Tax Lot: 3909-003CC-00400

AZ #3753-01-01 Klamath Falls, OR

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:	TENANT:	
Klamath Falls Bailey, LLC, an Oregon limited liability company	AutoZone Parts, Inc., a Nevada corporation	
By Raymond Baile	By: Church Mill	
Name: Raymond Bailey	Name: Timothy J. Goddard	
Title: Member	Title: Vice President	
APPROVED FOR EXECUTION	By: de de de de	
Kristi Hafdahl:	Name: Anthony Dean Rose, Jr.	
	Title: Yice Frankford	
	ADDROVED FOR EVECUTION	

APPROVED FOR EXECUTION
AutoZone #3753-01-01

Business: GP | Legal: 3?

STATE OF TENNESSEE)) SS:		
COUNTY OF SHELBY)		
This instrument was acknowledged before me or Anthony Dean Rose, Jr.	-	·
President, and	, as	Vice President
of AutoZone Parts, Inc., a Nevada corporation.		STATE OF
Leah Langford	, Notary Public	William It is a second of the
(Printed Name)	,	STATE OF TENNESSEE
My commission expires: 12.30.2025		NOTARY E
STATE OF <u>California</u>) ss: COUNTY OF <u>Los Angeles</u>)		PUBLIC PUBLIC STATE OF THE STAT
This instrument was acknowledged before m Raymond Bailey, Member of Klamath Falls Baile		
Said company. Delia G. Mata (Printed Name)	, Notary Public	Tilled liability company, on behall of
My commission expires: 4/5/2026		DELIA G. MATA Notary Public - California Los Angeles County Commission # 2399669 y Comm. Expires Apr 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.