

This Instrument prepared by:  
T. Larry Ledbetter, Attorney  
AutoZone Parts, Inc.  
c/o AutoZone, Inc.  
Department 8341  
P. O. Box 2198  
Memphis, TN 38101-2198

Recording requested by, and after  
recording, return to:  
First American  
Attn: Equity Recording  
4795 Regent Blvd., #1010-E  
Irving, TX 75063-2466

The space above is reserved for use by the office recording this document.

Landlord (Grantor): Thrifty Properties of Burlington, LLC, a Washington limited liability company  
Tenant (Grantee): AutoZone Parts, Inc., a Nevada corporation

**ABBREVIATED LEGAL DESCRIPTION:**

**BURLINGTON LOTS 1 THROUGH 26 BLK 102**, Volume 3, Page 17, Skagit County, WA

Parcel #: P7197C

**ASSESSOR'S PARCEL/TAX I.D. NUMBERS:**

4076-102-013-0000; 4076-102-016-0007; 4076-102-026-0005

THIS AMENDED SHORT FORM LEASE AMENDS  
THAT CERTAIN SHORT FORM LEASE RECORDED  
ON JUNE 4, 2010 UNDER AUDITOR'S FILE NO.  
201006040036 IN THE AUDITOR'S OFFICE OF  
SKAGIT COUNTY, WASHINGTON

AZ#4101-02-01  
Burlington, WA

## **AMENDED SHORT FORM LEASE**

THIS AMENDED SHORT FORM LEASE is made as of November 12, 2019 between Thrifty Properties of Burlington, LLC, a Washington limited liability company (hereinafter "Landlord"), 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 First Amendment to Commercial Building Lease (hereinafter "Amendment") between Landlord and Tenant, bearing even date herewith, to which Amendment and the Commercial Building Lease made as of April 21, 2010 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 8,802 square foot premises (expanded from its original size of approximately 8,518 sq. ft.) situated in the City of Burlington, County of Skagit, State of Washington, being more particularly described in the Lease (the "Demised Premises"), and being more commonly known as 150 South Burlington Boulevard, Burlington, Washington. Said Demised Premises being a part of Landlord's larger property (the "Entire Premises") described as follows:

**Assessors Tax Parcel Nos.: 4076-102-013-0000; 4076-102-016-0007; 4076-102-026-0005**

**Lots 1 through 26, inclusive, Block 102, "AMENDED PLAT OF BURLINGTON, SKAGIT COUNTY, WASH.," as per plat recorded in Volume 3 of Plats, Page 17, Records of Skagit County, Washington, EXCEPT those portions conveyed to the City of Burlington by Deeds recorded April 13, 1990 under Auditor's File No. 9004130154 and 9004130155, TOGETHER WITH all of the vacated alley in said Block 102.**

**TO HAVE AND TO HOLD** the above-described Demised Premises unto the Tenant for a term ending on July 31, 2025, unless sooner terminated or extended as provided for in the Lease.

**UNDER THE LEASE**, as amended, there remains available to Tenant three (3) separate options to further extend the Term of the Lease for three (3) separate consecutive additional Extension Periods of five (5) years each, which options are exercisable by Tenant as provided for in said Lease.

**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:**

**Thrifty Properties of Burlington, LLC,  
a Washington limited liability company**

By: *Gerald W. Christensen*

Name: Gerald W. Christensen

Title: Executive Manager

**TENANT:**

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

By: *Timothy J. Goddard*

Name: Timothy J. Goddard

Title: Vice President

By: *Charles Blank*

Name: Charles Blank

Title: Vice President

**APPROVED FOR EXECUTION**

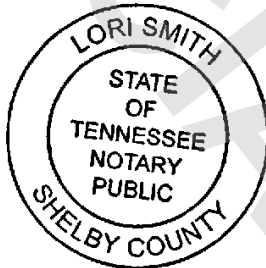
**AUTOZONE #4101-02-01**

Business: LDL Legal: *[Signature]*

State of Tennessee )  
 )  
County of Shelby )

I certify that I know or have satisfactory evidence that Timothy J. Goddard and Charles Blank are the persons who appeared before me, and said persons acknowledged that they signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledged it as the Vice President and Vice President, respectively, of AutoZone Parts, Inc., a Nevada corporation, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: November 12, 2019



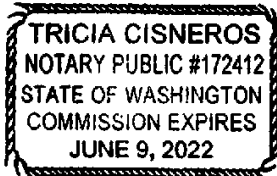
Lori Smith  
Notary Public in and for the State of Tennessee

My appointment expires: 11/21/21

State of Washington )  
County of Skagit )

I certify that I know or have satisfactory evidence that Gerald W. Christensen is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Executive Manager of Thrifty Properties of Burlington, LLC, a Washington limited liability company, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: Nov 15, 2019



Tricia Cisneros  
Notary Public in and for the State of Washington

My appointment expires: 6-9-22