

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

REVIEWED BY
SKAGIT COUNTY TREASURER
DEPUTY Lena Thompson
DATE 01/09/2025

Recording requested by, and after
recording, return to:
First American Mortgage Solutions
Attn: Accommodations
1795 International Way
Idaho Falls, ID 83402-4910

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, WASHINGTON

PARCEL #: P71976

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, AND THAT CERTAIN AMENDED SHORT FORM
LEASE RECORDED ON FEBRUARY 25, 2020 UNDER
AUDITOR'S FILE NO. 202002250140, BOTH 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 21, 2024 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 Second Amendment to Commercial Building Lease executed as of November 15, 2024 (hereinafter "Amendment") between Landlord and Tenant, to which Amendment, all previous amendments 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, together with all improvements now existing or hereafter erected thereon and all rights, benefits, appurtenances, right of ways and easements thereunto belonging (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:

Parcel #: P71976

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, 2035, unless sooner terminated or extended as provided for in the Lease.

LANDLORD in said Amendment has granted 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 Amendment.

THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK.

SIGNATURE PAGE TO FOLLOW.

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: *Sally Feldman*
Name: Sally Feldman
Title: Executive Manager

TENANT:

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

By: *[Signature]*
Name: Joshua Hughes
Title: Vice President

By: *J. Scott Murphy*
Name: J. Scott Murphy
Title: Vice President

APPROVED FOR EXECUTION
AUTOZONE #4101-02-01

Business: LDL Legal: JP

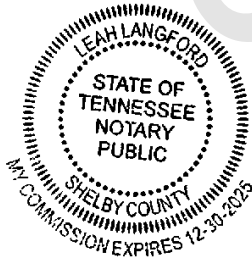
State of Tennessee)
)
County of Shelby)

I certify that I know or have satisfactory evidence that Joshua Hughes and J. Scott Murphy 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 21, 2024


Notary Public in and for the State of Tennessee

My appointment expires: 12/30/2025



State of Washington)
)
County of Skagit)

I certify that I know or have satisfactory evidence that Sally Feldman is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she 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.

December
Dated: November 16, 2024


Notary Public in and for the State of Washington

My appointment expires: 11/9/2028

