



15 YEAR NNN GROUND LEASE | BRAND NEW DEVELOPMENT  
OUTLOT TO JEWEL OSCO | #1 GROCER IN THE MARKET  
INVESTMENT GRADE TENANT | NYSE: AZO

REPRESENTATIVE PHOTO  
*Under Construction*



2801 EAST DIVISION STREET (STATE ROUTE 113)  
DIAMOND, ILLINOIS (CHICAGO MSA)



# CONDITIONS OF OFFERING

## OFFERING MEMORANDUM AND LEGAL LIABILITY

The Offering Memorandum ("The Memorandum") is intended solely for the limited use of the Potential Purchaser in considering whether to pursue negotiations to acquire the AutoZone in Diamond, Illinois ("The Property"). The Memorandum, prepared by Mid-America Real Estate Corporation (hereinafter collectively referred to as "BROKER"), contains information pertaining to the operation of The Property and does not purport to be all inclusive or to contain all the information, which The Potential Purchaser may desire. The Memorandum is being delivered with the understanding that The Potential Purchaser will conduct its own analysis and investigation of The Property, independently and without reliance upon BROKER, The Owner or The Memorandum and based on such documents, information and other matters as The Potential Purchaser, in its sole discretion, deems appropriate in evaluating a purchase of The Property. In furnishing The Memorandum, BROKER and/or The Owner reserve(s) the right to request the return of The Memorandum (including all copies or partial copies), or any other information provided, at any time. Neither The Owner nor BROKER or any of their officers, employees or agents make any representation or warranty, expressed or implied, as to the accuracy or completeness of The Memorandum or any oral or written communication transmitted from BROKER and/or The Owner to The Potential Purchaser and no legal liability is assumed or to be implied with respect thereto. By accepting The Memorandum, The Potential Purchaser agrees that The Memorandum's contents and any other information pertaining to The Property and provided to The Potential Purchaser are confidential and proprietary; that The Memorandum and the information contained therein or provided is the property of The Owner and/or BROKER; that it will hold and treat The Memorandum and information provided in the strictest of confidence; that it will not, directly or indirectly, disclose or permit anyone else to disclose The Memorandum's contents without prior written authorization; and, that it will not use or permit to be used The Memorandum or The Memorandum's contents in any fashion or manner detrimental to the interest of The Owner or BROKER or in violation of the obligation to maintain such information and The Memorandum in strict confidence. However, The Potential Purchaser may disclose such confidential information to its employees, auditors, financial advisors, directors and/or counsel to whom it is reasonably necessary for purposes of evaluating The Property provided all reasonable precautions are taken to safeguard the information and parties are informed of the need to maintain the information as confidential. The Potential Purchaser agrees that photocopying or other duplication of information provided by The Owner and/or BROKER is strictly prohibited. The Owner expressly reserves the right, at its sole discretion, to reject any or all proposals or expressions of interest in The Property and to commence, participate in, or terminate discussions with any party at any time with or without notice. The Potential Purchaser acknowledges that The Owner has no obligation to discuss or agree to the sale of The Property. Notwithstanding that The Potential Purchaser and The Owner may reach one or more oral understandings or agreements on one or more issues that are being discussed, neither party shall be bound by any oral agreement of any kind and no rights, claims, obligations or liabilities of any kind, either express or implied, shall arise or exist in favor of or be binding upon either party except to the extent expressly set forth in a written agreement signed by both parties. The Memorandum shall not be deemed a representation of the state of affairs of The Property nor constitute an indication that there has been no change in the business or affairs of The Property since the date of its preparation. The Potential Purchaser agrees not to contact the tenants, leasing brokers or property management staff of The Property in connection with its review of The Property without prior written approval of The Owner. Any and all questions related to The Memorandum or The Property must be directed to BROKER. In the event The Potential Purchaser decides not to pursue the acquisition of The Property, The Potential Purchaser agrees to return The Memorandum to the appropriate representative of BROKER.

## REPRESENTATION

The Potential Purchaser understands and agrees that BROKER is not representing The Potential Purchaser in this Proposed Sale. BROKER is only representing The Owner in this Proposed Sale.

## AMERICANS WITH DISABILITIES ACT

The United States Congress has enacted the Americans With Disabilities Act. Among other things, this act is intended to make business establishments equally accessible to persons with a variety of disabilities. As such, modifications to real property may be required. State and local laws also may mandate changes. Neither The Owner nor BROKER is qualified to advise The Potential Purchaser as to what, if any, changes may be required now, or in the future. The Potential Purchaser should consult the attorneys and qualified design professionals of its choice for information regarding these matters. Neither The Owner nor BROKER can determine which attorneys or design professionals have the appropriate expertise in this area.

## HAZARDOUS MATERIALS DISCLOSURE

Various construction materials may contain items that have been or may in the future be determined to be hazardous (toxic) or undesirable and as such may need to be specifically treated, handled or removed. Due to prior or current uses of The Property or the area, there may be hazardous or undesirable metals, minerals, chemicals, hydrocarbons or biological or radioactive items (including electric and magnetic fields) in soils, water, building components, above or below-ground containers or elsewhere in areas that may or may not be accessible or noticeable. Such items may leak or otherwise be released. Neither The Owner nor BROKER has expertise in the detection or correction of hazardous or undesirable items. Expert inspections are necessary. Current or future laws may require clean up by past, present and/or future owners and/or operators. It is the responsibility of The Potential Purchaser to retain qualified experts to detect and correct such matters.

## COOPERATING BROKER POLICY

Owner shall pay BROKER a sale commission. The sale commission shall be due and payable at the time of closing. In the event of a cooperating broker the commission will be shared between BROKER and cooperating broker.

## REMEDIES

If there is a breach or threatened breach of any provision of these Conditions of Offering, The Owner and/ or BROKER shall be entitled to seek redress by court proceedings in the form of an injunction restraining The Potential Purchaser without the necessity of showing any actual damages or that monetary damages would not afford an adequate remedy and/or a decree for specific performance without any bond or other security being required. Nothing herein shall be construed as prohibiting The Owner and/or BROKER from pursuing any other remedies at law or in equity, which it may have. If The Owner and/or BROKER is involved in a court proceeding to enforce the covenants contained in these Conditions of Offering and The Owner and/or BROKER prevails in such litigation, The Potential Purchaser shall be liable for the payment of The Owner and/or BROKER's reasonable attorneys' fees, court costs and ancillary expenses together with such other and further relief as available under any applicable statute.

### POINTS OF CONTACT:



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Senior Vice President  
Direct: 630.954.7398 | [gghattas@midamericagr.com](mailto:gghattas@midamericagr.com)





## INVESTMENT SUMMARY

Mid-America Real Estate Corporation has been retained on behalf of the owner to sell the freestanding AutoZone ground lease investment (currently under construction) just east of the fully signalized intersection of Division Street (State Route 113) and Will Road, Diamond, Illinois. The subject offering features a corporately guaranteed 15-year NNN ground lease as an outlot to a new Jewel-Osco prototype which has been open since October 2024 and anchors a 40-acre development.

<b>Address:</b>	2801 East Division Street (State Route 113) Diamond, Illinois
<b>Tenant:</b>	AutoZone
<b>Lease Entity:</b>	AutoZone Parts, Inc., a Nevada corporation
<b>Guarantor:</b>	AutoZone, Inc., a Nevada corporation
<b>Credit Rating:</b>	BBB (S&P), Baa1 (Moody's)
<b>Square Footage:</b>	7,381 sqft (Building), 38,276 sqft (Lot)
<b>Lot Size:</b>	0.88 AC
<b>Year Built:</b>	Under Construction (2026)
<b>Rent Commencement Date:</b>	August 1, 2026
<b>Lease Expiration:</b>	July 31, 2041
<b>Lease Term Remaining:</b>	15 years
<b>Option Terms:</b>	Six, 5-year
<b>Annual Rent:</b>	\$50,000
<b>Lease Structure:</b>	NNN Ground Lease
<b>Traffic Counts:</b>	Division St (State Rt. 113) / Will Rd: 15,000 VPD Interstate 55: 31,400 VPD

  
**\$1,050,000**  
 Asking Price

  
**4.75%**  
 Cap Rate

  
**\$50,000**  
 Annual Rent



### Rent Schedule

TERM	YEARS	ANNUAL RENT	RENT PSF	% INCREASE
Base	8/1/2026 - 7/31/2031	\$50,000	\$6.77	-
Base	8/1/2031 - 7/31/2036	\$53,500	\$7.25	7.00%
Base	8/1/2036 - 7/31/2041	\$57,245	\$7.76	7.00%
Option 1	8/1/2041 - 7/31/2046	\$61,252	\$8.30	7.00%
Option 2	8/1/2046 - 7/31/2051	\$65,540	\$8.88	7.00%
Option 3	8/1/2051 - 7/31/2056	\$70,128	\$9.50	7.00%
Option 4	8/1/2056 - 7/31/2061	\$75,037	\$10.17	7.00%
Option 5	8/1/2061 - 7/31/2066	\$80,289	\$10.88	7.00%
Option 6	8/1/2066 - 7/31/2071	\$85,909	\$11.64	7.00%



# KEY HIGHLIGHTS



## 15 YEAR NNN GROUND LEASE | NEAR TERM 7% RENT ESCALATION

The subject property features a corporately guaranteed NNN ground lease with 15 years of primary term remaining and six (6), five-year renewal options. Investors will benefit from consistent cash flow growth with 7% rent escalations scheduled every five years throughout the base and option periods.



## BEST IN CLASS TENANT | INVESTMENT-GRADE CREDIT PROFILE

AutoZone carries investment-grade credit ratings of BBB from S&P and Baa1 from Moody's, reflecting the company's financial strength, consistent cash flow generation, and disciplined capital allocation strategy. With a track record of 40 consecutive years of comparable store sales growth, AutoZone maintains industry-leading margins and year-to-date sales growth of 8.2%.



## OUTLOT TO #1 GROCER IN THE MARKET | JEWEL-OSCO

The subject property is positioned as an outlot to Diamond Marketplace Shopping Center, which is anchored by Jewel-Osco, the #1 grocer in the market. The Jewel-Osco is brand new construction and opened in October 2024. The grocer draws over 1 million visitors to the shopping center each year and is in the top 7% of grocers nationally per Placer.ai. Since Jewel-Osco's entry into the center, this market now exceeds \$100 million in food and drug sales, with this particular location also featuring a pharmacy drive-through and a full-service Starbucks with indoor and outdoor seating.



## TENANT OVERVIEW

AutoZone is one of the most iconic and dominant retail brands in the United States, ranking as the nation's leading retailer and distributor of automotive replacement parts, accessories, and maintenance items. With over 7,000 locations across the United States, Mexico, and Brazil, the brand maintains an expansive and growing domestic and international footprint driven by its reputation for knowledgeable customer service and a broad, in-stock product selection. AutoZone has delivered 54 consecutive years of revenue growth, a testament to the concept's enduring demand, recession-resistant business model, and consistent execution across all market cycles.



## MULTIPLE POINTS OF ACCESS FROM MAIN THOROUGHFARE

The subject property demonstrates strong real estate fundamentals, benefiting from exceptional visibility and access within one of Diamond's most trafficked retail corridors. The site has convenient ingress and egress for eastbound & westbound traffic along Division Street (State Route 113) and north/southbound traffic along Will Road, providing seamless accessibility for the surrounding trade area. The property further benefits from strong consumer demand drivers in the immediate trade area, with the two nearest AutoZone locations situated approximately 11 and 14 miles away, a 22- to 23-minute drive, in Minooka and Morris, respectively. The surrounding trade area is further bolstered by the proximity of CenterPoint Intermodal Center in Elwood, one of the largest inland ports in North America, which generates thousands of blue-collar, vehicle-dependent employees. Strategically positioned just west of the interchange at Division Street (State Route 113) and Interstate 55 (31,400 VPD), the property captures significant exposure from one of the region's primary north/south arteries.

## 10-MILE DEMOS

	50,592
	POPULATION
	\$118,547
	AVERAGE HOUSEHOLD INCOME



## GROCERY ANCHORED OUTLOT



## NNN GROUND LEASE ZERO LANDLORD RESPONSIBILITY



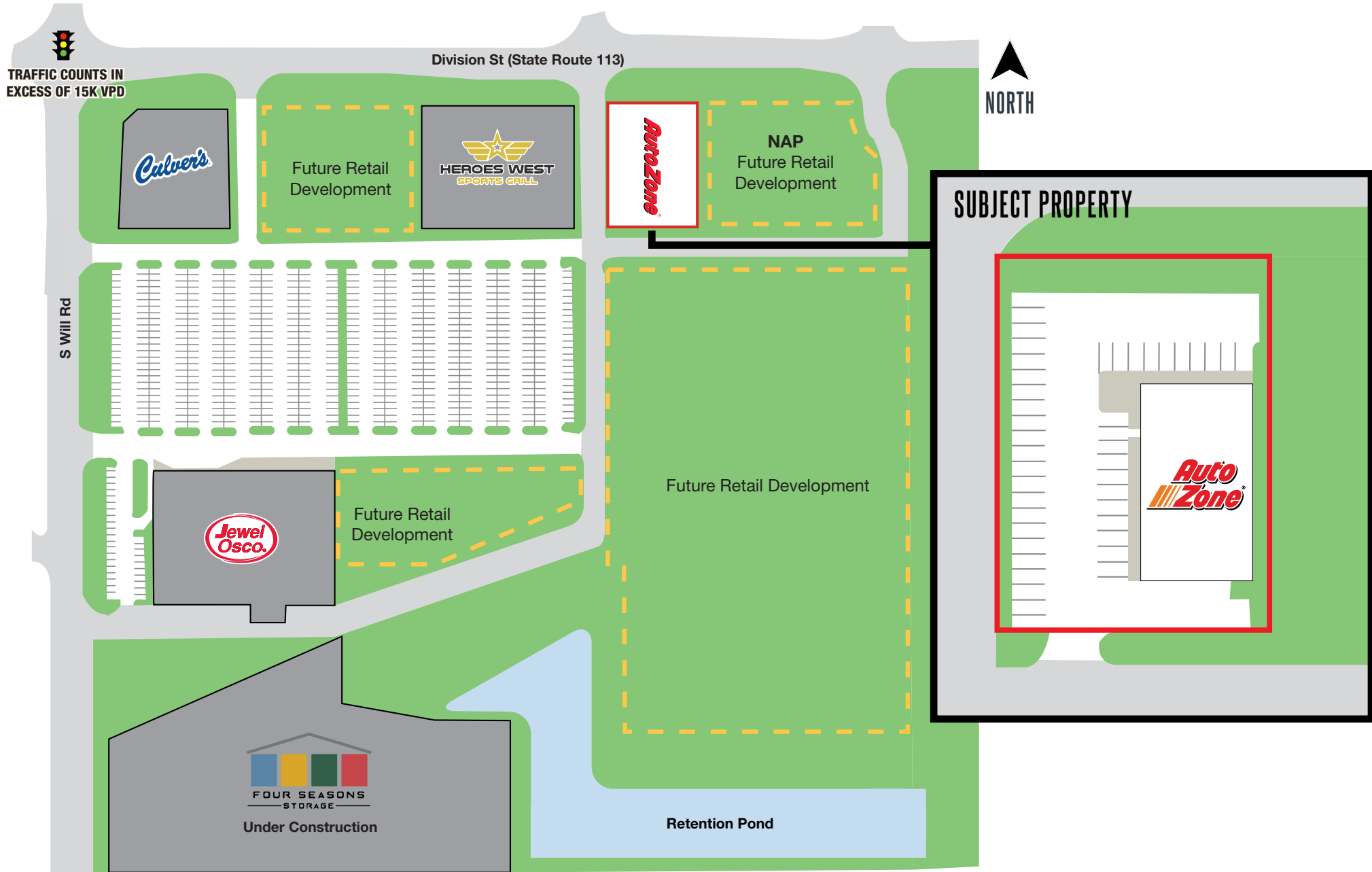
## 15-YEARS TERM REMAINING SIX, 5-YEAR OPTIONS



## INVESTMENT-GRADE TENANT BBB / BAA1 (S&P/MOODY'S)



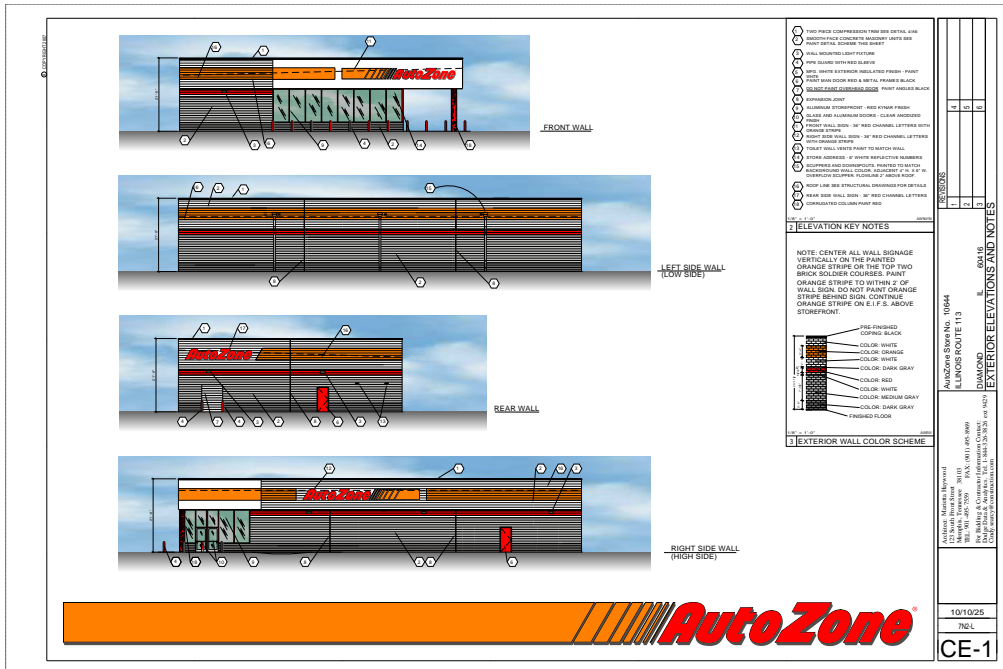
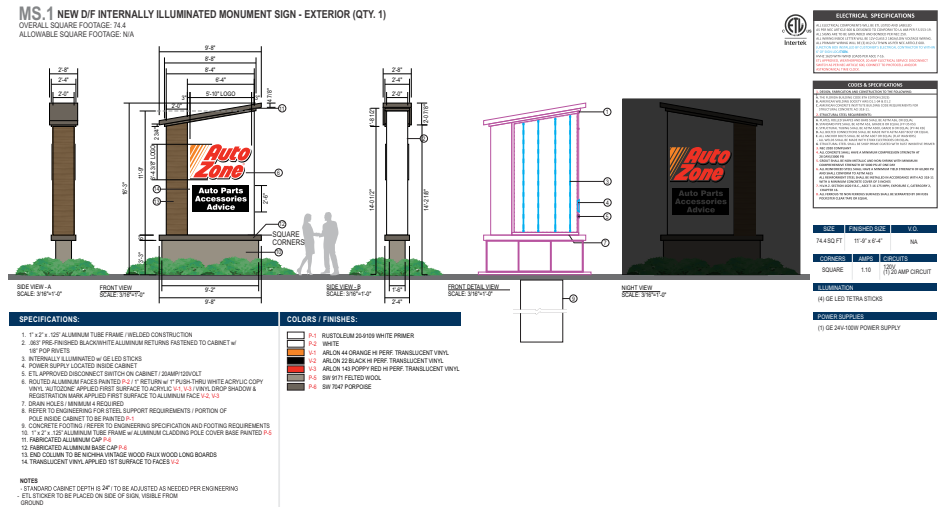
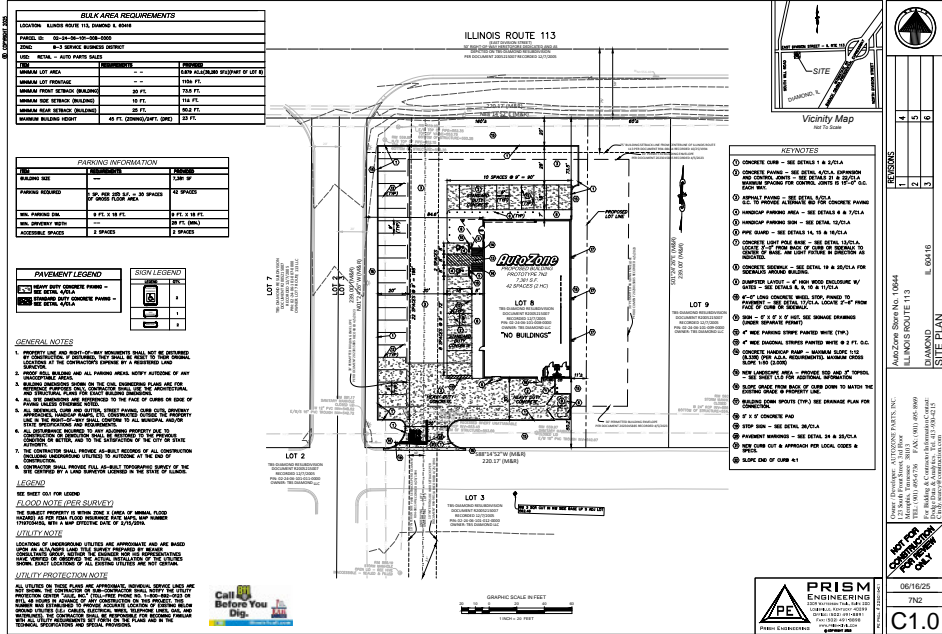
# LEASING PLAN



NAP: Not A Part of Property



# SITE PLAN & ELEVATIONS



# MARKET OVERVIEW

- AutoZone is located at the southeast corner of Division Street (State Route 113) and Will Road, just west of the interchange at IL-113 and Interstate 55, in the Village of Diamond, Will County, Illinois. Diamond, Illinois is just 18 miles southwest of Joliet and 50 miles southwest of Chicago; along the I-55 corridor.
- Diamond is a community located in both Grundy and Will County, Illinois, situated within the greater Chicago metropolitan area and surrounded by the growing communities of Minooka, Channahon, Braidwood, Coal City, Elwood, and Wilmington. The subject offering benefits from a steadily expanding regional population base, with a growing number of residents within the surrounding trade area supported by strong household incomes driven by the area's proximity to major employment centers throughout the I-55 corridor.
- The area immediately surrounding the subject offering is home to a number of significant employers and industrial operations that support the region's economic activity. Notable employers and corporations near the offering include Amazon, CenterPoint Intermodal Center, CITGO Petroleum, Compass Minerals, and numerous distribution and logistics operations that have gravitated to the Interstate 55 corridor. The region's accessibility to major transportation infrastructure has made it an increasingly attractive location for large-scale industrial and commercial development, further strengthening the area's daytime population and consumer base.
- The subject property is well positioned within the Interstate 55 retail trade area drawing consumers from Grundy and Will Counties with a trade radius of 15 miles. This trade area benefits from strong regional traffic driven by interstate accessibility and serves a mix of local residents, commuters, and highway travelers. The corridor is home to a variety of national and regional retailers and service concepts, creating a consistent flow of consumer traffic that supports the long-term viability of retail and commercial uses in the market.



## DEMOGRAPHICS

Distance from Subject:	5 miles	10 miles
2025 Population	19,747	50,592
Forecasted 2030 Population	19,520	51,051
2025 Households	8,059	19,956
Forecasted 2030 Households	8,139	20,503
2025 Median Home Value	\$271,483	\$297,007
2025 Daytime Demographics	17,293	42,882
2025 Average Household Income	\$111,689	\$118,547
2025 Median Household Income	\$86,939	\$98,130
2025 Per Capita Income	\$46,229	\$46,669
2025 Median Age	41.9	40.8



# DIAMOND MARKETPLACE DEVELOPMENT



# LOCAL AREA HIGHLIGHTS

The area surrounding the subject property offers a compelling mix of recreation and community. Located approximately 8.4 miles northwest of the subject property, Goose Lake Township has a population of approximately 1,467 people and features lakefront views with houses commonly valued in excess of \$1M, and average household incomes of \$167,300, making it a community that offers unparalleled luxury. The Diamond area is surrounded by outstanding outdoor recreation. Heidecke State Fish and Wildlife Area offers boat rentals, stocked waterways, and hunting, while Goose Lake Prairie State Natural Area, the largest remnant of prairie left in Illinois, draws hundreds of thousands of visitors yearly to its trails and nature programs. Private club options include the Coal City Private Recreational Club, Coal City Area Club, and the fully occupied Wilmington Recreational Club, each offering fishing, hunting, and outdoor activities. Des Plaines Fish and Wildlife Area and Braidwood State Fish and Wildlife Area round out the region with thousands of additional public acres for fishing, hunting, and seasonal recreation, with an enhanced population base during summer periods.



*Goose Lake Home*



*Wilmington Recreation Club*



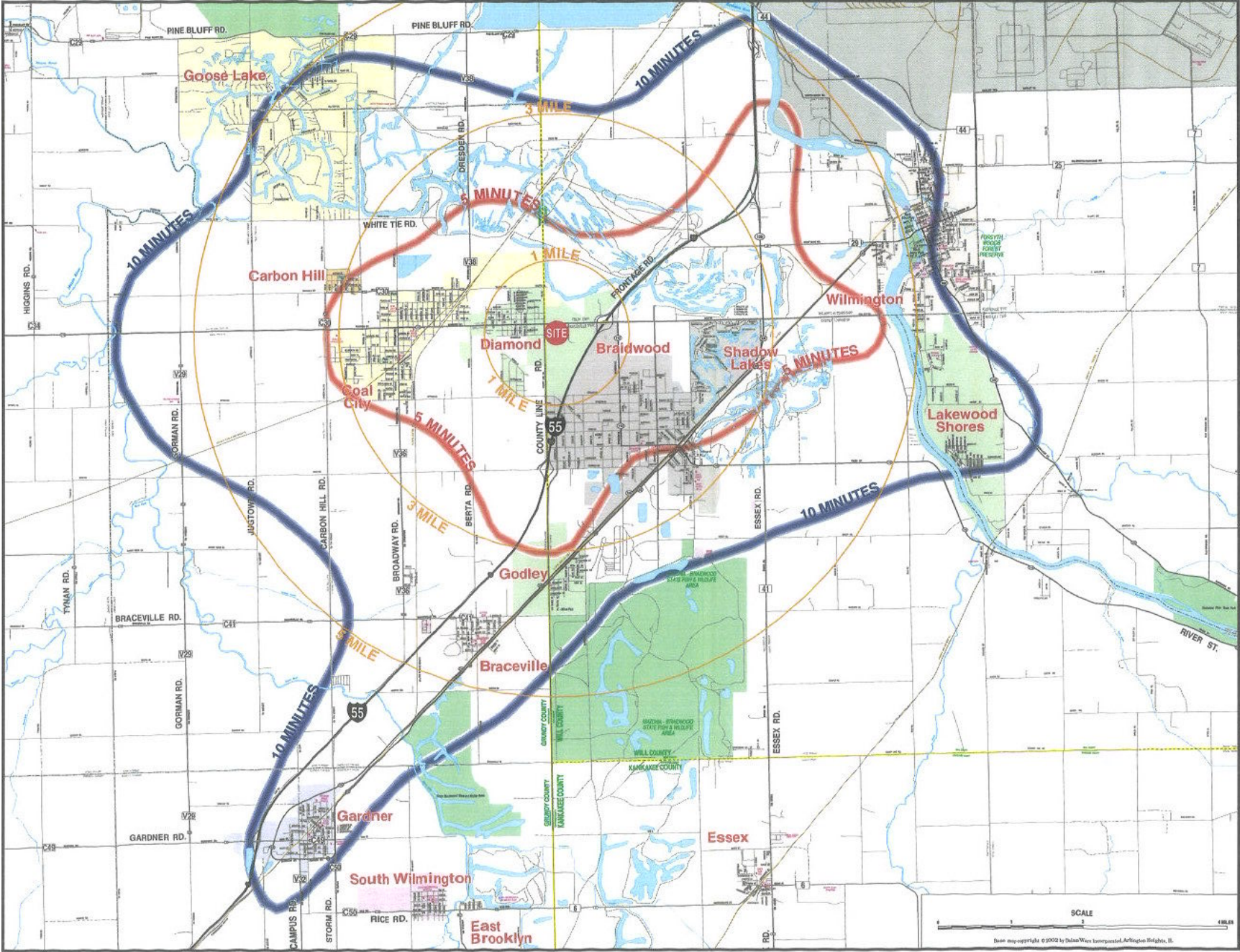
*Goose Lake Prairie State Natural Area*



*Coal City Area Club*

# DISTANCE & DRIVE TIMES TO THE SITE

DISTANCE AND DRIVE TIMES TO THE SITE



# AERIAL AND BUILDING RENDERING



Future Retail Development

**WILL ROAD**

**TRAFFIC COUNTS IN EXCESS OF 15K VPD**

Future Retail Development



Future Retail Development

NAP Future Retail Development

**DIVISION STREET / STATE RT 113**



# MARKET AERIAL



GOOSE LAKE

CARBON HILL

WILMINGTON  
5.7 MILES

CENTERPOINT  
INTERMODAL CENTER  
WILMINGTON SCHOOL DISTRICT  
1,500 STUDENTS

55

COAL CITY  
ELEMENTARY  
SCHOOL  
285 STUDENTS



verizon



DIAMOND

Casey's



SHADOW LAKES  
~1.3 MILES

COAL CITY HIGH  
SCHOOL  
650 STUDENTS



COAL CITY INTERMEDIATE  
SCHOOL  
323 STUDENTS



Midland  
States Bank



JIMMY JOHN'S  
(DRIVE-THRU)



Major Regional Travel Center  
UNDER CONSTRUCTION

COAL CITY



Dominos

**DIAMOND MARKETPLACE**

Jewel  
Osco

Auto  
Zone

FOUR  
SEASONS

Culver's

HEROES WEST  
SPORTS GRILL



CAMPING  
WORLD



FUTURE D'ORAZIO FORD  
AND BAUER CHEVROLET



# GRUNDY & WILL COUNTY OVERVIEW

Will County is located in northeastern Illinois, approximately 50 miles southwest of downtown Chicago, positioning it within one of the Midwest's most strategically significant transportation and logistics corridors. Will County is part of the Chicago-Naperville-Elgin Metropolitan Statistical Area (MSA), providing residents and businesses with access to the economic resources and consumer base of the nation's third-largest metropolitan market. Will County has experienced steady growth in recent years, driven by its proximity to major interstate infrastructure, an expanding industrial and logistics sector, and its appeal among families seeking affordable housing within commuting distance of the greater Chicago employment base. Will County covers a sizeable and well-positioned land area along the Interstate 55 and Interstate 80 corridors and has emerged as an increasingly attractive location for commercial and industrial development. Originally established in 1836, Will County is home to approximately 710,000 residents. The broader region has experienced consistent population growth in recent years, reflecting the area's growing appeal among working families, logistics-driven employers, and commercial operators seeking cost-effective access to the Chicago metropolitan market.

Diamond and the surrounding Will County communities offer an ideal blend of small-town character and expanding suburban amenity, with growing residential neighborhoods, access to quality schools, and an increasingly active commercial corridor along Interstate 55. The area is known for its strong sense of community and affordable quality of life, with local parks, recreational facilities, and community events that appeal to families and long-term residents alike. Nearby Joliet and Minooka provide additional retail, dining, and lifestyle amenities, offering residents convenient access to a broad range of goods and services within a short drive of the subject property.

Diamond is ideally positioned within one of the Midwest's most strategically significant transportation corridors, offering exceptional access to regional and national markets via Interstate 55, Interstate 80, and Interstate 57. Its location within the greater Chicago metropolitan area places it within close proximity to one of the nation's largest consumer markets, while its accessibility to major freight and logistics infrastructure makes it a premier destination for distribution and commercial operations. Within a single day's drive are virtually all major Midwest markets, as well as a substantial share of the country's manufacturing volume, business operations, and retail sales activity, making Diamond and the surrounding corridor one of the most logistics-friendly and commercially strategic locations in the region.

Will County is emerging as an important economic contributor within the greater Chicago metropolitan area, offering a wide range of business opportunities driven by the region's unmatched interstate access and proximity to major population centers. The area is serviced by Interstate 55 and Interstate 80, with access to multiple national rail and freight lines, making it an attractive location for businesses of all sizes. The region's pro-growth environment and expanding labor pool have attracted significant industrial, logistics, and commercial investment in recent years. Several major employers and operators have established a presence in the corridor, including Amazon and CITGO Petroleum, among others, drawn by the area's cost-effective operating environment and unparalleled access to the Chicago metropolitan market.



Forest Preserve District of Will County



# TENANT OVERVIEW



<b>Tenant:</b>	AutoZone
<b>Lease Entity:</b>	AutoZone Parts, Inc., a Nevada corporation
<b>Guarantor:</b>	AutoZone, Inc., a Nevada Corporation
<b>Credit Rating:</b>	BBB (S&P) / Baa1 (Moody's)
<b>NYSE:</b>	AZO
<b>Market Cap:</b>	\$58.55 Billion
<b>Revenue (TTM):</b>	\$19.61 Billion

Founded in 1979 and headquartered in Memphis, Tennessee, AutoZone is one of the top performers in the auto parts sector. In FY2025, the company opened 304 new stores globally, bringing its total footprint to 7,657 locations across the United States, Mexico, and Brazil. As a publicly traded company, AutoZone maintains a market capitalization of approximately \$58.5 billion and continues to exhibit consistent sales growth, with year-to-date sales growth of 8.2%, outpacing competitors such as Advance Auto Parts.

## REPRESENTATIVE PHOTOS



# LEASE ABSTRACT

<b>Tenant:</b>	AutoZone Parts, Inc., a Nevada corporation																																											
<b>Guarantor:</b>	AutoZone, Inc., a Nevada corporation																																											
<b>Square Feet:</b>	38,276 sqft (Ground Lease), 7,381 sqft (Building Area)																																											
<b>Term:</b>	August 1st, 2026 – July 31st, 2041																																											
<b>Rent:</b>	<table border="1"> <thead> <tr> <th>ANNUAL</th> <th>MONTHLY</th> <th>PER SQUARE FOOT</th> <th>STEP-UP DATE</th> </tr> </thead> <tbody> <tr> <td>\$50,000</td> <td>\$4,167</td> <td>\$6.77</td> <td>N/A</td> </tr> <tr> <td>\$53,500</td> <td>\$4,458</td> <td>\$7.25</td> <td>8/1/2031</td> </tr> <tr> <td>\$57,245</td> <td>\$4,770</td> <td>\$7.76</td> <td>8/1/2036</td> </tr> <tr> <td>\$61,252</td> <td>\$5,104</td> <td>\$8.30</td> <td>Option 1 – 8/1/2041</td> </tr> <tr> <td>\$65,540</td> <td>\$5,462</td> <td>\$8.88</td> <td>Option 2 – 8/1/2046</td> </tr> <tr> <td>\$70,128</td> <td>\$5,844</td> <td>\$9.50</td> <td>Option 3 – 8/1/2051</td> </tr> <tr> <td>\$75,037</td> <td>\$6,253</td> <td>\$10.17</td> <td>Option 4 – 8/1/2056</td> </tr> <tr> <td>\$80,289</td> <td>\$6,691</td> <td>\$10.88</td> <td>Option 5 – 08/01/2061</td> </tr> <tr> <td>\$85,909</td> <td>\$7,159</td> <td>\$11.64</td> <td>Option 6 – 8/1/2066</td> </tr> </tbody> </table>				ANNUAL	MONTHLY	PER SQUARE FOOT	STEP-UP DATE	\$50,000	\$4,167	\$6.77	N/A	\$53,500	\$4,458	\$7.25	8/1/2031	\$57,245	\$4,770	\$7.76	8/1/2036	\$61,252	\$5,104	\$8.30	Option 1 – 8/1/2041	\$65,540	\$5,462	\$8.88	Option 2 – 8/1/2046	\$70,128	\$5,844	\$9.50	Option 3 – 8/1/2051	\$75,037	\$6,253	\$10.17	Option 4 – 8/1/2056	\$80,289	\$6,691	\$10.88	Option 5 – 08/01/2061	\$85,909	\$7,159	\$11.64	Option 6 – 8/1/2066
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<b>Options:</b>	Six, 5-year options with 270 days' notice																																											
<b>Use:</b>	The tenant's permitted use is the operation of a retail store selling automotive parts, supplies, and accessories. The tenant has the right to merchandise any products normally sold in its other auto parts stores without restriction, and such rights may not be altered or diminished by any current or future tenant at the property. The tenant also has the right to install vending machines selling snacks and beverages inside the building and, subject to applicable law, conduct seasonal sales on the adjoining sidewalks.																																											
<b>Exclusive Use:</b>	So long as Tenant is open and operating as an auto parts store, Landlord shall not permit any portion of the Remaining Landlord controlled property to be used as an auto parts store or for the sale of automobile parts, supplies, or accessories as its primary business.																																											
<b>CAM:</b>	Tenant shall pay \$7,500 per year as the common facilities maintenance charge. This charge will increase by 15% every five years. This maintenance charge is consistent with the OEA, therefore there is no slippage.																																											
<b>Protected Parking:</b>	Landlord agrees that Tenant shall have the right to designate up to six (6) parking spaces for the exclusive use of Tenant's customers																																											
<b>Real Estate Taxes:</b>	Tenant is responsible for 100% of real estate taxes levied on tax ID: 02-24-06-101-008-0000																																											
<b>Tenant Responsibilities:</b>	Tenant is responsible for all maintenance, repair, and replacement of the Demised Premises, including all improvements, parking area, utility lines, lighting, adjacent right-of-way, and landscaping.																																											
<b>Utilities:</b>	Tenant is responsible for 100% of utility expenses;																																											
<b>Recapture / Go Dark:</b>	If Tenant fails to commence construction within two (2) years following the expiration of the Approval Period (excluding delays due to casualty or force majeure), Landlord has the right to terminate the Lease upon 30 days' written notice. If Landlord elects to deliver a Recapture Notice, the Lease expiration date is accelerated to the date specified in the notice, and Tenant must surrender the premises by that date.																																											
<b>Estoppel:</b>	Within 30 days of request, no more than three (3) times per year																																											

For further information contact owner's exclusive representatives.

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**MID-AMERICA<sup>®</sup>**  
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Senior Vice President  
Direct: 630.954.7398  
gghattas@midamericagr.com

*This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.*