

1100  
33647  
RECORDERS NOTE: EXHIBIT "A" NOT  
ATTACHED AT TIME OF RECORDING

INST # 079701  
RECORDING FEE 1100  
AUDITOR FEE \_\_\_\_\_

**MEMORANDUM OF LEASE**

C This Memorandum of Lease made as of this 17 day of MARCH, 1994, by and between M.R.A.G. INVESTMENTS, LTD., a IOWA LIMITED PARTNERSHIP, hereinafter referred to as "Landlord," and TIRES PLUS GROUPE, LTD., a Minnesota corporation, f/k/a Condura Marketing Corp., d/b/a Tires Plus, hereinafter referred to as "Tenant."

Landlord and Tenant state and agree as follows:

1. Landlord and Tenant have entered into a Lease dated December 26, 1989, for the premises located in Des Moines, Iowa, and legally described on the attached Exhibit A.
2. The Lease fully sets forth the names of the parties thereto and contains all of the terms, covenants, conditions, and agreements by the parties thereto.
3. This Memorandum is made for the purpose of giving record notice of Landlord's and Tenant's rights and interest with respect to the premises.
4. Notices to the parties shall be to the following addresses:

If to Landlord: M.R.A.G. Investments, Ltd.  
3101 Ingersoll Avenue  
Des Moines, IA 50312

With a copy to: Timothy C. Hogan  
Attorney at Law  
3101 Ingersoll Avenue  
Des Moines, IA 50312

If to Tenant: Tires Plus Groupe, Ltd.  
c/o Donald M. Gullett  
701 Ladybird Lane  
Burnsville, MN 55337

With a copy to: Krass Monroe & Moxness Chartered  
c/o Patricia M. Weller, Esq.  
1100 Southpoint Office Center  
1650 West 82nd Street  
Bloomington, MN 55431-1447

5. The Lease entered into by the parties contains use and other restrictions affecting the property legally described above.

**TENANT:**

TIRES PLUS GROUPE, LTD.,  
a Minnesota corporation

By Donald M. Gullett, Secretary

**LANDLORD:**

M.R.A.G. INVESTMENTS, LTD., an  
Iowa Limited Partnership  
BY: M.R.A.G. Investment Co., an Iowa  
corporation, its general partner

By Ronald L. Daniels ITS President

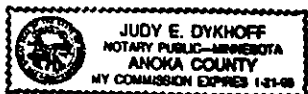
FILED FOR RECORD  
POLK COUNTY, IOWA  
94 APR - 1 A 8:04.1  
TIMOTHY C. HOGAN  
RECORDER

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STATE OF MINNESOTA )  
COUNTY OF DAKOTA ) SS.

This instrument was acknowledged before me this 16 day of February, 1994, by Donald M. Gullett, Secretary of Tires Plus Groupe, Ltd., a Minnesota corporation, f/k/a Condura Marketing Corp., d/b/a Tires Plus, on behalf of the corporation, as Tenant.



Judy E. Dykhoff  
Notary Public

STATE OF )  
COUNTY OF ) SS.

This instrument was acknowledged before me this \_\_\_ day of \_\_\_, 1994, by \_\_\_, the \_\_\_, of M.R.A.G. Investments, Ltd., a \_\_\_, on behalf of the \_\_\_, as Landlord.

Notary Public

This Instrument Drafted By:

KRASS MONROE & MOXNESS CHARTERED  
1100 Southpoint Office Center  
1650 West 82nd Street  
Bloomington, MN 55431-1447  
(612) 885-5999 (JED)

1\TIRES\25\MEMO.LSE

STATE OF IOWA )  
COUNTY OF POLK ) ss:

On this 17 day of March, 1994, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Ronald L. Daniels, to me personally known, who being by me duly sworn did say that he is the President of M.R.A.G. Investment Co., an Iowa corporation, the General Partner of M.R.A.G. Investments, Ltd., a Iowa limited partnership, executing the foregoing instrument, that no seal has been procured by the corporation; that the instrument was signed on behalf of the corporation as General Partner of M.R.A.G. Investments, Ltd., an Iowa limited partnership, by authority of the corporation's Board of Directors; and that Ronald L. Daniels as that officer acknowledged execution of the instrument to be the voluntary act and deed of the corporation and limited partnership by it and by the officer voluntarily executed.

Ronald L. Daniels

Notary Public in and for said 6990 192  
County and State