

REGORDERS NOTE: EXHIBIT "A" NOT
ATTACHED AT TIME OF RECORDING

INST # 073701
RECORDING FEE 11.00
AUDITOR FEE

MEMORANDUM OF LEASE

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

INST # 084751

RECORDING FEE 16.00 with a copy to:

AUDITOR FEE

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

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

Ronald L. Daniels ITS President

Return on next page

BOOK 6990 PAGE 191 BOOK 7001 PAGE 132

1100
33728
5.00 cash
C

100/2974-1

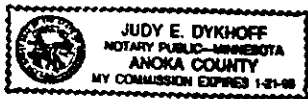
Profile

FILED FOR RECORD
POLK COUNTY, IOWA
94 APR 18 P 2:16
TIMOTHY J. BRIEN
RECORDER

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

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~~

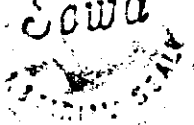
This Instrument Drafted By:

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

\\TIRESL25\WENO.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 60990-192
County and State BOOK 7001 PAGE 133

03/31/84

14:44

515 277 5978

BUYERS REALTY

--- KRASS & MONROE

002

EXHIBIT "A"

Lots 154 and 155 in CLOVER ACRES, an
Official Plat, now included in and
forming a part of the City of Des
Moines, Iowa.

BOOK 7001 PAGE 134