

This Instrument prepared by:
T. Larry Ledbetter, Attorney
AutoZone Development LLC
c/o AutoZone, Inc.
Dept. 8341
123 S. Front St.
Memphis, TN 38103-3618

20210406000170180
04/06/2021 09:14:38 AM
LEASE 1/3



20210412000180920 1/3 \$707.00
Shelby Cnty Judge of Probate, AL
04/12/2021 10:06:41 AM FILED/CERT

Recording requested by, and
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THIS AMENDED SHORT FORM LEASE AMENDS
THAT CERTAIN SHORT FORM LEASE RECORDED
ON MARCH 16, 2006 AS INSTRUMENT NO.
20060316000123290, AND THAT CERTAIN AMENDED
SHORT FORM LEASE RECORDED ON DECEMBER 3,
2015 AS INSTRUMENT NO. 20151203000413220,
BOTH IN THE JUDGE OF PROBATE'S OFFICE
OF SHELBY COUNTY, ALABAMA

AZ#3841-01-01
Pelham, AL

PARCEL ID: 10-9-31-3-001-009.000
PARCEL ID: 10-9-31-3-001-006.000

AMENDED SHORT FORM LEASE

THIS AMENDED SHORT FORM LEASE is made as of January 11, 2021 between **Altevest Group, LLC**, an Alabama limited liability company (hereinafter "**Landlord**"), successor in interest to Pelham Retail Investments, LLC, an Alabama limited liability company, and **AutoZone Development LLC**, a Nevada limited liability company (hereinafter "**Tenant**") [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 Shopping Center Lease executed as of January 4, 2021 (hereinafter "Amendment") between Landlord and Tenant, to which Amendment, all previous amendments, and the Shopping Center Lease made as of February 14, 2006 amended thereby (collectively the "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 11,250 square foot premises located in the City of Pelham, County of Shelby, State of Alabama, together with all rights, benefits, appurtenances, right of ways and easements thereunto belonging (collectively the "Demised

20210406000170180 04/06/2021 09:14:38 AM LEASE 2/3
Premises"), and municipally known as 2180 Pelham Parkway, Pelham, Alabama. Said Demised
Premises is a part of the following described land:

PARCEL ID: 10-9-31-3-001-009.000

**Lot 1, Beers Addition to Pelham, as recorded in Map Book 34, Page 13, in the
Judge of Probate's Office of Shelby County, Alabama**

PARCEL ID: 10-9-31-3-001-006.000

**Together with a 24 ft. wide ingress – egress easement across a portion of Lot 2,
Beers Addition to Pelham, as recorded in Map Book 34, Page 13, in the Judge of
Probate's Office of Shelby County, Alabama, as shown on said map.**

TO HAVE AND TO HOLD the above-described Demised Premises unto the Tenant for the Term
ending on July 31, 2029, unless sooner terminated or extended as provided for in the Lease.

LANDLORD in said Amendment has granted to Tenant four (4) separate options to further extend
the Term of the Lease for four (4) separate consecutive additional Extension Periods of five (5) years
each, which options are exercisable by Tenant as provided for in said Amendment.

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:

**Altevest Group, LLC,
an Alabama limited liability company**

By: 

Name: Ajay Kambhampati

Title: Member Manager

TENANT:

**AutoZone Development LLC,
a Nevada limited liability company**

By: **AutoZone Investment Corporation,
a Nevada corporation
Its: Sole Member**

By: 

Name: Timothy J. Goddard

Title: Vice President

By: 

Name: Joe Sellers

Title: Vice President

APPROVED FOR EXECUTION

AutoZone #3841-01-01

Business: LL Legal: LL



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Shelby Cnty Judge of Probate, AL
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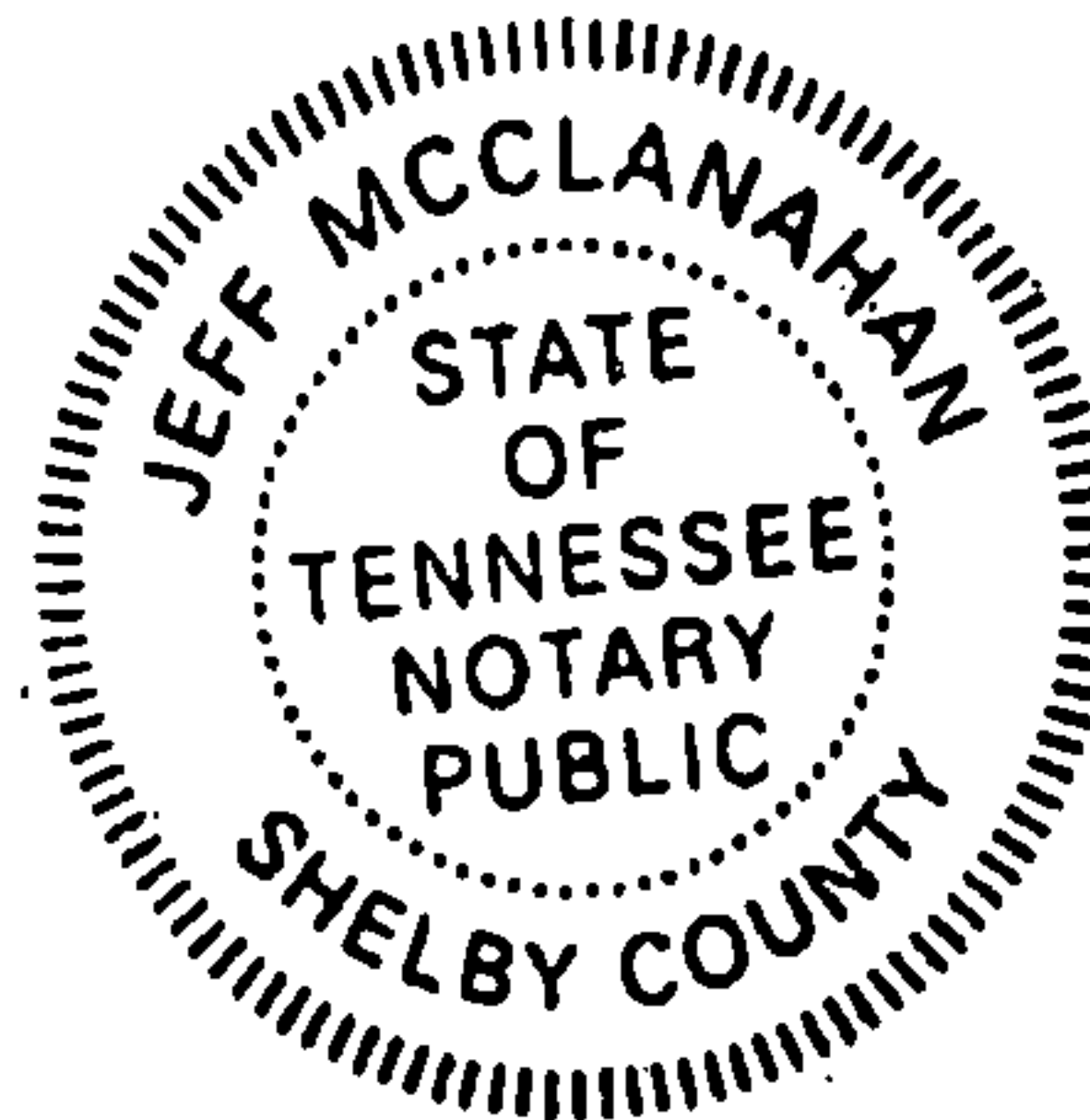
STATE OF TENNESSEE
COUNTY OF SHELBY

I, Jeff McClanahan, a Notary Public, in and for said County in said State, hereby certify that Timothy J. Goddard and Joe Sellers, whose names as Vice President and Vice President, respectively, of AutoZone Investment Corporation, a Nevada corporation, as Sole Member of AutoZone Development LLC, a Nevada limited liability company, are signed to the foregoing instrument and who are known to me, acknowledged before me on this day, that being informed of the contents of the above and foregoing instrument, they, as such officers and with full authority, executed the same voluntarily for and as the act of said corporation, on the day the same bears date.

Given under my hand this 11th day of January, 2021.

Jeff McClanahan
Jeff McClanahan, Notary Public
(Printed Name)

My Commission Expires: 1/18/2022



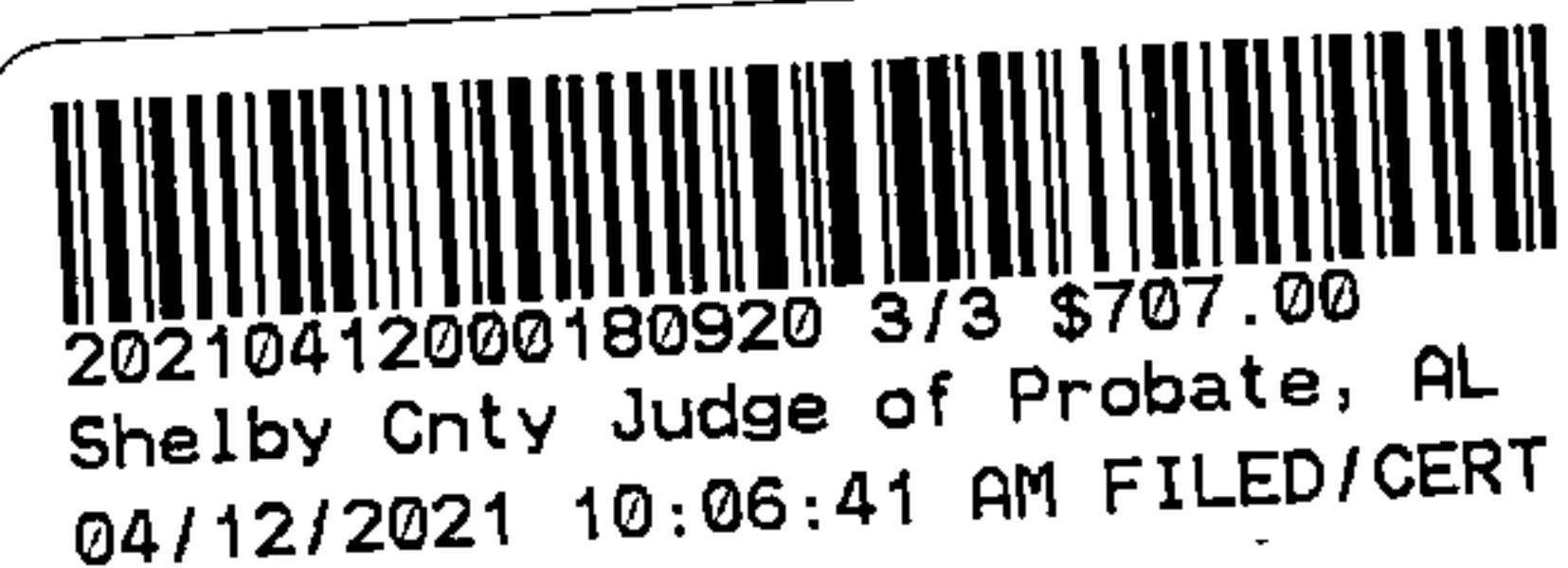
STATE OF ALABAMA
COUNTY OF Jefferson

I, Jonathon Kahalley, a Notary Public, in and for said County in said State, hereby certify that Ajay Kambhampati, whose name as Member Manager of Altevest Group, LLC, an Alabama limited liability company, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day, that being informed of the contents of the above and foregoing instrument, he, as such Member Manager and with full authority, executed the same voluntarily for and as the act of said limited liability company, on the day the same bears date.

WITNESS my hand and seal this 20th day of January, 2021.

Jonathon Kahalley
Jonathon Kahalley, Notary Public
(Printed Name)

My Commission Expires: 9/26/23



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/06/2021 09:14:38 AM
\$30.00 CHARITY
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Allie S. Bayl