

WHEN RECORDED RETURN TO:  
Mountain West Small Business Finance  
2595 East 3300 South  
Salt Lake City, Utah 84109

BT-6917

## Lease

1. **The Parties and The Property.** Venture Property & Investment, L.C., a Utah limited liability company, hereinafter referred to as "Lessor", hereby leases to Performance Tire of Tooele, Inc hereinafter referred to as "Lessee", all those premises and personal property situate, lying and being in the County of Tooele, State of Utah, commonly known as 855 North Main Street, Tooele, Utah 84074 and more particularly described in Exhibit "A" which is attached hereto and incorporated herein by this reference (the "Property").

2. **The Term.** TO HAVE AND TO HOLD the Property, together with the appurtenances, unto the Lessee for a term of approximately twenty (20) years commencing February 27, 2007, for and during the latest of February 27, 2027 or until the SBA 504 Loan under SBA Loan Authorization No. 26550460-10 is paid in full.

3. **The Lease Payment.** Lessee covenants and agrees to pay Lessor a lease payment in the sum of \$14,000.00 on the first day of each month during the term of this Lease provided, however, that the amount of rent paid must be substantially the same as the debt service on the Third Party Lender Loan and the SBA 504 Loan together with an amount necessary to cover taxes and assessments, utilities and insurance and a repair/replacement reserve. The lease payment shall be reduced to the extent that it is in excess of the amount needed to meet the debt service and expenses. In the event there is more than one operating company under the terms of the SBA Loan, the lease payments of all operating companies shall be considered together and shall be reduced, pro rata, in the event, when considered together, they are in excess of amount needed to meet the debt service and expenses above described.

4. **The Return of the Property.** Lessee further agrees to deliver up to Lessor at the expiration of said term in as good order and condition as when the same were entered upon by Lessee, reasonable use and wear thereof and damage by the elements excepted.

5. **No Sublease or Assignment.** The Lessee will not let, underlet, assign the Property, or any part thereof, without the prior written consent of Lessor, which consent will not be unreasonably withheld.

6. **Default/Remedies.** And Lessee further covenants and agrees that if any monthly lease payment or any part thereof shall be unpaid for 20 days after the same shall become due; or if default in any of the covenants herein contained to be kept by Lessee is not cured within 20 days from written notice, or if Lessee shall vacate such premises, Lessor may elect, without notice or legal process, to re-enter and take possession of the Property and every and any part thereof and re-let the same and apply the net proceeds so received upon the amount due or to become due under this lease, and Lessee agrees to pay any deficiency.

7. **Utilities, Taxes and Insurance.** Responsibility for utilities, taxes and insurance shall be as indicated [Lessee responsible for (T), Lessor responsible for (L)]:

Power T, Heat T, Water T, Sewer T, Telephone T, Real Property Tax T,  
Personal Property Tax T, Fire Insurance on Personal Property T, Glass Insur-  
ance T, Others:  
None

8. **Maintenance and Repair.** Responsibility for the maintenance and repair of the Property shall be as indicated [Lessee responsible for (T), Lessor responsible for (L)]:

Roof L, Exterior Walls L, Interior Walls L, Structural Repair L, Interior  
Decorating T, Exterior Painting L, Yard Surfacing L, Plumbing Equipment L,  
Heating and Air Conditioning Equipment L, Electrical Equipment L, Light  
Globes and Tubes T, Glass Breakage T, Trash Removal T, Snow Removal T

, Janitorial T, Others:

None

9. **Negligence.** Each party shall be responsible for losses resulting from negligence or misconduct of himself, his employees or invitees.

10. **Lessor's Lien.** Furniture, furnishings and personal property of Lessee may not be removed from the premises until all lease payments and other charges are fully paid, and Lessor shall have a lien upon said personal property until the same are paid in full.

11. **Attorney's Fees and Collection Costs.** In case of failure to faithfully perform the terms and covenants herein set forth, the defaulting party shall pay all costs, expenses, and reasonable attorneys' fees resulting from the enforcement of this agreement or any right arising out of such breach.

12. **SBA Loan Requirements.** In consideration of SBA Loan No. 26550460-10, Lessor and Lessee agree as follows, anything to the contrary notwithstanding:

- (a) The term of this Lease shall be equal to or longer than the term of the said SBA Loan;
- (b) Lessor and Lessee hereby assign, set over, and transfer to the Small Business Administration and Mountain West Small Business Finance all of their right, title, and interest in and to this Lease, as security for said SBA Loan; and
- (c) Lessor and Lessee hereby agree to maintain exactly the present ownership (both identity of owners and percent of ownership) during the entire term of said SBA Loan except for ownership changes of up to 5 per cent beginning six months after the SBA 504 Loan closes.

13. **No Other Agreements.** This agreement supercodes and replaces any and all previous lease agreements between the parties; and said previous lease agreements are hereby canceled by the mutual consent of the parties.

This Lease is executed and effective February 27, 2007.

LESSOR:

VENTURE PROPERTY & INVESTMENT, L.C.

By: Robert J. Miller  
Robert J. Miller, Manager

By: Monica A. Miller  
Monica A. Miller, Manager

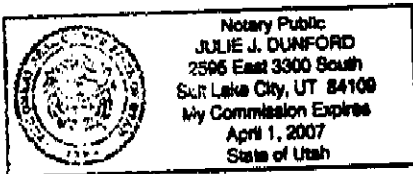
LESSEE:

PERFORMANCE TIRE OF TOOEELE, INC

By: Robert J. Miller  
Robert J. Miller, President

STATE OF Utah )  
 )  
:SS.  
COUNTY OF Tooele )

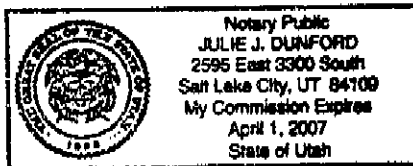
The foregoing instrument was acknowledged before me this February 27, 2007 by Monica A. Miller and Robert J. Miller, Manager, Venture Property & Investment, L.C.



Julie J. Dunford  
Notary Public

STATE OF Utah )  
 )  
:SS.  
COUNTY OF Tooele )

The foregoing instrument was acknowledged before me this February 27, 2007 by Robert J. Miller, President, Performance Tire of Tooele, Inc.



Julie J. Dunford  
Notary Public

**Exhibit "A"**

**Property Description**

The land referred to is located in Tooele County, State of Utah, and is described as follows:

BEGINNING 1054 FEET NORTH AND 770.88 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE NORTH 200 FEET; THENCE EAST 383.48 FEET TO THE WEST LINE OF MAIN STREET OF TOOELE CITY; THENCE SOUTH 385 FEET ALONG THE WEST LINE OF SAID MAIN STREET; THENCE WEST 333.96 FEET; THENCE NORTH 165 FEET; THENCE WEST 49.5 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A RIGHT OF WAY OVER THE FOLLOWING:

BEGINNING 1054 FEET NORTH AND 770.88 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE EAST 49.5 FEET; THENCE SOUTH 1054 FEET; THENCE WEST 49.5 FEET; THENCE NORTH 1054 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THE FOLLOWING:

BEGINNING 1054 FEET NORTH AND 770.88 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 200 FEET; THENCE EAST 383.48 FEET MORE OR LESS, TO THE WEST LINE OF MAIN STREET OF TOOELE CITY; THENCE SOUTH 200 FEET; THENCE WEST 383.48 FEET, MORE OR LESS TO THE POINT OF BEGINNING.