

RECORDING REQUESTED BY,
AND WHEN RECORDED RETURN TO:

CSK Auto, Inc.
645 East Missouri Ave., Suite 400
Phoenix, Arizona 85012
Attn: Legal Dept. (Store No. 4255)

MEMORANDUM OF LEASE

THIS MEMORANDUM OF LEASE is made and given this 20th day of April, 2005, by DL CAPITAL, LLC, a Utah limited liability company ("Landlord") and CSK AUTO, INC., an Arizona corporation ("Tenant").

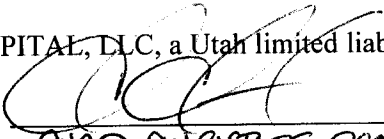
WITNESSETH:

1. Landlord leases to Tenant and Tenant leases from Landlord an approximately 7,000 square foot building and the real property located in the City of Provo, County of Utah, State of Utah, described on Exhibit "A" attached hereto and by this reference incorporated herein (the "Premises"). The Premises is leased to Tenant pursuant to that Lease between Landlord and Tenant dated April 20, 2005 (the "Lease"). Capitalized terms used in this Memorandum but not defined shall have the meaning given in the Lease.
2. The Lease provides for Main Term of fifteen (15) years, commencing at the time specified in the Lease, with options to extend the Main Term for two (2) periods of five (5) years each.
3. Other terms and conditions pertaining to the Lease are set forth in the Lease, which is incorporated herein by this reference.
4. This Memorandum may be executed in any number of counterparts, each of which shall be deemed as original, but all of which together shall constitute one in the same agreement.
5. This Memorandum is a short form for recording purposes only, and is not a complete summary of the Lease. In the event of any inconsistency between the terms of this Memorandum and terms of the Lease, the terms of the Lease shall prevail.

IN WITNESS WHEREOF, the undersigned have executed this Memorandum the date set forth above.


LANDLORD

DL CAPITAL, LLC, a Utah limited liability company

By: 
Name: CHAD CHRISTOFFERSON
Title: MEMBER

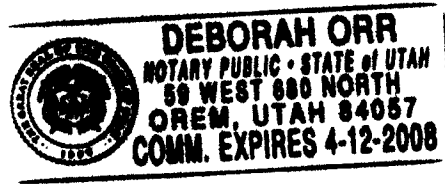
TENANT

CSK AUTO, INC., an Arizona corporation

By: 
Name: Lori B. Novatt
Title: Senior Vice President

By: _____
Name: Randi V. Morrison
Title: Vice President and Secretary

STATE OF Utah)
County of Utah) ss.



On this 11 day of April, 2005 before me a notary public, personally appeared personally known to me or proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacities, and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Deborah Orr
Notary Public

My Commission Expires: 4-12-08

STATE OF ARIZONA)
County of Maricopa) ss.

On this 20th day of April, 2005 before me a notary public, personally appeared Lon B. Novatt and Randi V. Morrison, personally known to me or proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the entity upon behalf of which the persons acted, executed the instrument.

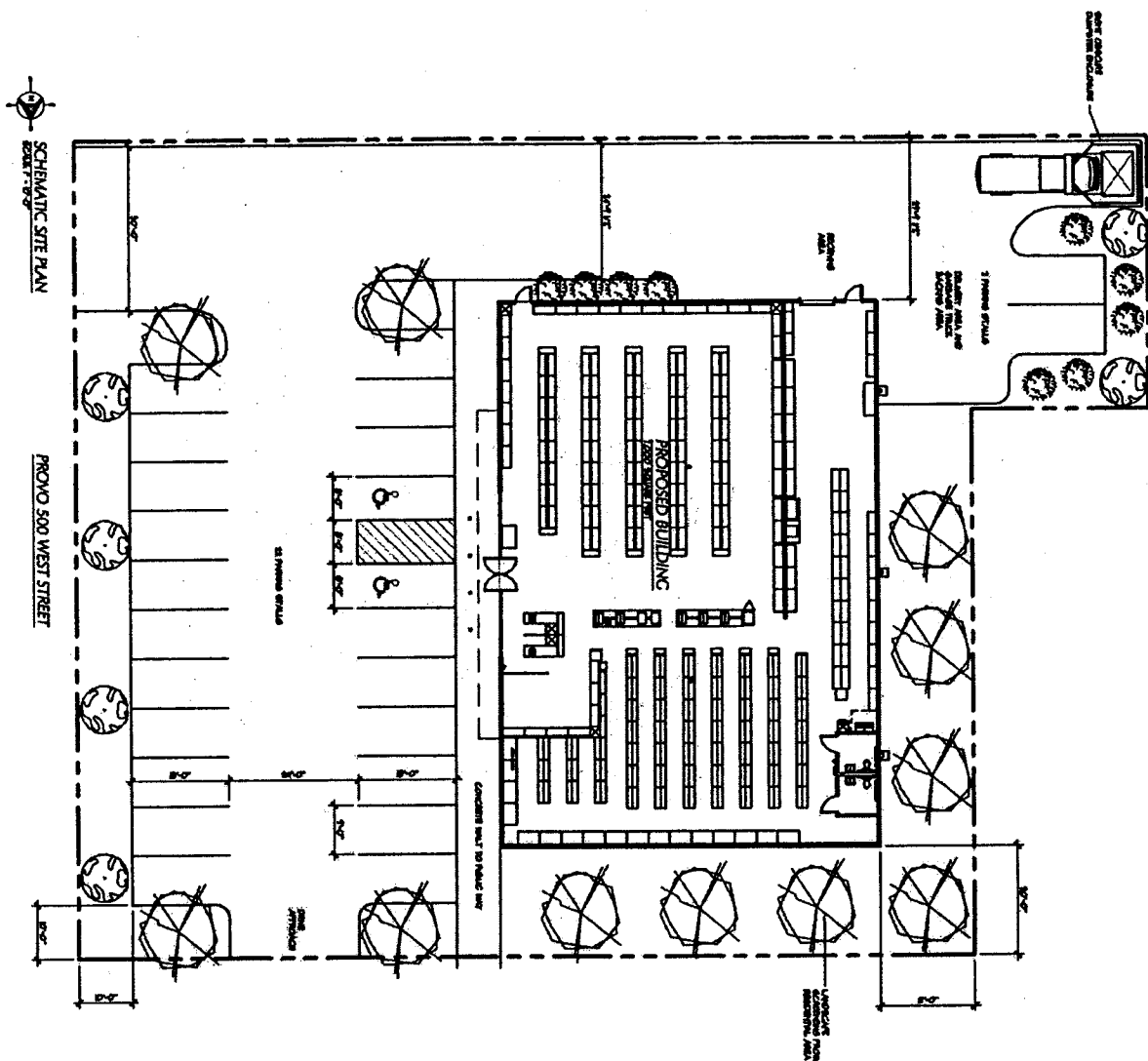
WITNESS my hand and official seal.

Brenda K Adams
Notary Public

My Commission Expires: Jan 3, 2007



EXHIBIT
"A"



Handwritten signature and date:
 [Signature]
 4-4-05

CHICKER AUTO
 SCHEMATIC SITE DESIGN
 PROVO, UTAH
 8 SOUTH 2000
 SUITE 100
 SALT LAKE CITY, UTAH 84119
 (801) 466-1111
 WWW.CHICKERAUTO.COM

EXHIBIT
"B"

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

PARCEL 1:

Commencing at the Northeast corner of Block 83, Plat "A", Provo City Survey, West 165 feet and South 99 feet, East 165 feet, North 99 feet to beginning.

PARCEL 2:

The North ½ of Lot 7, Block 83, Plat "A", Provo City Survey.