



General Parts Distribution, LLC
4401 Atlantic Ave.
Raleigh, North Carolina 27604

John Craddock, Real Estate Manager
(919) 573-3261 Direct
(919) 573-3557 Fax

Via FedEx

December 1, 2010

Williamson County
Attn: Hal Hawes, Attorney for the County of Williamson
710 S. Main, Suite 301
Georgetown, TX 78626

Re: CARQUEST – 909 Austin Ave. Georgetown, TX 78626

Dear Mr. Hawes,

According to our records, the notice date for our lease renewal for the above referenced location is January 1, 2011. Tenant desires to amend the notice date required to exercise the existing five (5) year option term to February 28, 2011.

This requested change and amendment to the Lease is being requested by Tenant due to the fact that January 1st is fast approaching and our attempts to contact the County to discuss the renewal terms have not produced any response.

While we have an interest in renewing, we do want to discuss the County's future plans for the building and our need to shorten the term of the renewal options to align with the direction provided by our senior management team.

We hope you will find this request acceptable, and will return a signed copy to my attention as soon as possible. Time is of the essence.

We want to thank you for your time and assistance with this matter. Should you have any questions, please feel free to contact me directly.

Sincerely,

A handwritten signature in blue ink, appearing to read "John Craddock".

John Craddock
Real Property Manager
General Parts, Inc./CARQUEST
919-573-3261
919-573-3557 (fax)
Email: jocraddo@carquest.com

Landlord Acknowledgement:
Williamson County, Texas

By: A handwritten signature in blue ink, appearing to read "John Craddock".

Date: 1-6-2011

CC: James Gilger, County of Williamson, TX



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Dear Mr. Hawes,

I received your name and contact information from Mr. Jim Gilger with Williamson County, TX. CARQUEST currently leases the above referenced location, which was purchased by the County in 2008. The existing Lease term expires June 30, 2011, with a written notice date to renew of January 1, 2011. I have attempted to contact you by phone and email dated 11/18/10 to discuss your future plans for the property and our desire to remain a tenant.

We would like to renew the lease at this location, but would like to discuss some modifications to the term and a few lease provisions which are inconsistent with our standard lease format. Should you find such discussion acceptable, I have attached a notice extension agreement which would adjust the date for written notice for the lease extension to 2/28/11, allowing both parties time to discuss and respond accordingly.

Should we not get a response from you, or a faxed or mailed copy of the attached notice extension agreement by December 15, 2010, we will assume the County has no interest in discussing the renewal of this lease with CARQUEST.

Please contact me at your earliest convenience. Thank you in advance for your time and prompt attention to this matter.

Sincerely,

A handwritten signature in blue ink, appearing to read "John Craddock".

John Craddock
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CC: James Gilger, County of Williamson, TX