

MEMORANDUM OF COMMENCEMENT DATE OF LEASE

This Memorandum of Commencement Date of Lease is made as of this 23 day of August 2020, by and between O'Quinn Investments, LLC hereinafter referred to as "Landlord", and O'Reilly Automotive Stores, Inc., a Missouri Corporation hereinafter referred to as "Tenant".

Landlord and Tenant state and agree as follows:

1. Landlord and Tenant have entered into a Lease dated October 20, 2021, for premises located at 375 Palisade Dr., Brunswick, GA.
2. This Lease between the undersigned parties commenced on the 1st day of September, 2022, ("Commencement Date").

LANDLORD:

O'Quinn Investments, LLC
a Georgia limited liability company


By: Shaun O'Quinn
Title: Managing Partner

TENANT:

O'Reilly Automotive Stores, Inc.
a Missouri corporation

By: Scott Kraus
Title: Senior Vice President