BILL GARRETT, Davidson County
Trans:T20110069312 LEASE
Recvd: 11/03/11 14:04 5 pgs
Fees:27.00 Taxes:0.00
20111103-0085885

This Instrument prepared by and return to:
Ford Leasing Development Company
330 Town Center Drive, Suite 1100
Dearborn, Michigan 48126
ATTN: Niraj Sarda

SHORT FORM LEASE TERMINATION AGREEMENT

SHORT FORM LEASE TERMINATION AGREEMENT made as of October 3, 2011, by PHYLLIS J. WILLIAMS, an individual (herein called Landlord), and FORD LEASING DEVELOPMENT COMPANY LLC, a Delaware limited liability corporation(herein called Tenant);

W I T N E S S E T H:

WHEREAS, by Short Form Lease dated December 30, 1986 , and filed in Book 7108, Page 902 in Davidson County, Tennessee as amended, (herein collectively the "Lease") Landlord leased to Tenant, certain Premises located in the City of Madison , County of Davidson, State of Tennessee as further described in Exhibit A attached hereto; and

WHEREAS, the Lease provides Tenant a right of first refusal to purchase the Premises; and

WHEREAS, the Lease recites that this right of first refusal to purchase the Premises is pursuant to the terms of a Purchase Agreement, dated October 6, 1986, between Landlord and Tenant (the "Purchase Agreement"); and

WHEREAS, Landlord an Tenant desire to terminate the Lease and cancel any right of first refusal held by Tenant pursuant to the Purchase Agreement; and

NOW, THEREFORE, in consideration of these presents:

1. All the terms used herein with initial capitalization shall have the meaning given to such terms in the Lease, unless otherwise defined.

2. Landlord and Tenant hereby agree that the Lease shall be and hereby terminated and cancelled and of no further force and effect as of date hereof, including the right of first refusal to purchase the Premises contained in the Lease.

3. Landlord acknowledges that Tenant has performed all of its obligations under the Lease through the Lease Termination Date (including, but not limited to, payment of all rent through the Lease Termination Date) and is not in default thereunder.

4. Landlord hereby releases Tenant, and its heirs, successors, assigns, employees, incorporators, shareholders, members, officers, directors, affiliates and parent companies, as such, past, present or future, from any and all causes of action, suites, debts, damages, judgments, demands, rights, duties, claims, liabilities and obligations of any sort whatsoever, whether known or unknown, arising out of or in any way related to the Lease or the Premises, including, but no limited to a, any claims or liabilities with respect to the payment of any rental amount, claims or liabilities with respect to any repairs or improvements to the Premises, and other fees or charges of any type whatsoever arising under the Lease.

5. Landlord and Tenant hereby agree that the Tenant's right of first refusal to purchase the Premises pursuant to the terms of the Purchase Agreement are hereby terminated and cancelled, and of no further force and effect as of the date hereof.

IN WITNESS THEREOF, the parties hereto have executed this Agreement as of the day and year first above written.

WITNESS:

Timothy A Ferguson

LANDLORD:

PHYLLIS J. WILLIAMS

Dean Belanger
Dean Belanger

TENANT:
FORD LEASING DEVELOPMENT COMPANY

By

Its J.A. Lynch
Vice President

STATE OF TENNESSEE)
COUNTY OF Sumner): ss:

On the 1 day of November in the year 2011 before me, the undersigned, a Notary Public in and for said State, personally appeared Phyllis J. Williams, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual or the person upon behalf of which the individual acted, executed the instrument.

TIMOTHY D. FERGUSON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN

Notary Public

My Comm Expires 8/20/12

STATE OF MICHIGAN)
COUNTY OF WAYNE): ss:

On the 3RD day of October in the year 2011 before me, the undersigned, a Notary Public in and for said state personally appeared J.A Lynch, Vice President, 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 capacity(ies), 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, and that such person(s) made such appearance before the undersigned in the City of Dearborn, Wayne County, State of Michigan.

Sharon L Sandman

Notary Public
Commission Expires:_____

SHARON L. SANDMAN
NOTARY PUBLIC WAYNE CO., MI
ACTING IN WAYNE COUNTY
MY COMMISSION EXPIRES MARCH 6, 2013

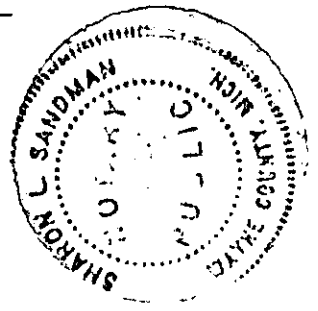


EXHIBIT A

Property Description

BEING LOT 2 OF "REVISED MASTER PLAT - RIVERGATE PLACE" AS OF RECORD IN PLAT BOOK 6900, PAGE 368 IN THE REGISTER'S OFFICE OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE AND BEING BOUNDED ON THE WEST BY GALLATIN PIKE; ON THE NORTH BY J.B.W. FAMILY PARTNERSHIP, TRICKET OLDSMOBILE COMPANY AND WOODIS HOLDING GROUP, LLC; ON THE EAST BY WOODIS HOLDING GROUP, LLC; ON THE SOUTH BY EDENWALD PROPERTIES, ROBERT D. McCLENDON AND KENNETH DUDNEY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN GRIZZARD BRANCH CREEK IN THE EAST RIGHT-OF-WAY LINE OF GALLATIN PIKE AND BEING A CORNER COMMON WITH KENNETH DUDNEY OF RECORD IN DEED BOOK 9986, PAGE 310, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE:

THENCE, WITH THE EAST RIGHT-OF-WAY LINE OF GALLATIN PIKE THE FOLLOWING BEARING AND DISTANCES:

NORTH 30 DEG 31 MIN 30 SEC EAST, 185.68 FEET TO AN EXISTING PK NAIL; NORTH 48 DEG 14 MIN 05 SEC WEST, 16.28 FEET TO AN EXISTING PK NAIL; NORTH 30 DEG 31 MIN 30 SEC EAST, 136.25 FEET TO AN EXISTING PK NAIL, AT A CORNER COMMON WITH J.B.W. FAMILY PARTNERSHIP OF RECORD IN DEED BOOK 11721, PAGE 634, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE:

THENCE, WITH J.B.W. FAMILY PARTNERSHIP, SOUTH 48 DEG 14 MIN 05 SEC EAST, 401.75 FEET TO AN EXISTING IRON ROD, AT A CORNER COMMON WITH TRICKET OLDSMOBILE COMPANY:

THENCE, WITH TRICKET OLDSMOBILE COMPANY THE FOLLOWING BEARINGS AND DISTANCES:
SOUTH 47 DEG 59 MIN 40 SEC EAST, 124.93 FEET TO AN EXISTING CONCRETE MONUMENT: NORTH 30 DEG 15 MIN 37 SEC EAST, 100.00 FEET TO AN EXISTING PK NAIL; SOUTH 46 DEG 56 MIN 15 SEC EAST, 25.00 FEET TO AN EXISTING IRON ROD; NORTH 28 DEG 43 MIN 26 SEC EAST, 105.75 FEET TO AN EXISTING IRON AT A COMMON CORNER WITH WOODIS HOLDING GROUP, LLC. AS OF RECORD IN DEED BOOK 11389, PAGE 30, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THENCE, WITH WOODIS HOLDING GROUP, LLC THE FOLLOWING BEARINGS AND DISTANCES:
SOUTH 46 DEG 56 MIN 15 SEC EAST, 215.55 FEET TO AN EXISTING IRON ROD;
SOUTH 44 DEG 20 MIN 28 SEC WEST, 197.63 FEET TO AN EXISTING IRON ROD;

SOUTH 48 DEG 18 MIN 48 SEC EAST, 38.84 FEET TO AN EXISTING IRON ROD, SOUTH 54 DEG 27 MIN 57 SEC WEST, 295.53 FEET TO A POINT IN GRIZZARD BRANCH CREEK, AT A CORNER COMMON WITH JAMES R. MCKINNEY TRUSTEE, OF RECORD IN DEED BOOK 4770, PAGE 24 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE, WITH JAMES R. MCKINNEY THE FOLLOWING BEARING AND DISTANCE: NORTH 33 DEG 43 MIN 51 SEC WEST, 199.03 FEET TO AN EXISTING IRON ROD. AT A COMMON CORNER WITH EDENWALD PROPERTIES OF RECORD IN DEED BOOK 10200, PAGE 23 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE, WITH EDENWALD PROPERTIES THE FOLLOWING BEARINGS AND DISTANCES:
NORTH 45 DEG 00 MIN 39 SEC WEST, 127.72 FEET TO A POINT IN GRIZZARD BRANCH CREEK;
NORTH 47 DEG 22 MIN 01 SEC WEST, 201.20 FEET TO AN EXISTING IRON ROD;
SOUTH 43 DEG 00 MIN 25 SEC WEST, 30.00 FEET TO A POINT IN GRIZZARD BRANCH CREEK, AT A CORNER COMMON WITH KENNETH DUDNEY OF RECORD IN DEED BOOK 9986, PAGE 310 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE, WITH KENNETH DUDNEY, NORTH 80 DEG 33 MIN 01 SEC WEST, 103.27 FEET TO THE POINT OF BEGINNING.

Borrower's source of title are deeds recorded at Book 7108, Page 876, and Book 7108, Page 881, in the Register's Office of Davidson County, Tennessee. Robert H. Williams (referred to in those deeds) has died and, upon his death, title was vested in Phyllis J. Williams as the sole surviving tenant by the entirety.