

STATE OF GEORGIA
COUNTY OF DEKALB

CONSENT TO SUBLEASE

DEKALB COUNTY CONTRACT NO. 11-800862

THIS CONSENT, made and entered into this ____ day of _____, 20__, by **DEKALB COUNTY**, a political subdivision of the State of Georgia, (hereinafter referred to as “Lessor” or “County”), is delivered to **POPE RETAIL PROPERTIES, LLC**, a Georgia limited liability company (hereinafter referred to as “Lessee”) and **RAC DEALERSHIP, LLC**, a Delaware limited liability company.

WHEREAS, the County and Lessee entered into a certain Lease Agreement dated the 24th day of January, 2012 (hereinafter referred to a “Lease”), whereby County leased certain premises (hereinafter referred to as “Premises”), located in DeKalb County, Georgia, and as more particularly described in the Lease as 8.1827 acres of land, more or less, identified as Leased Ground at DeKalb Peachtree Airport, situated in Land Lot 269 of the 18th District of DeKalb County, Georgia, according to a survey by Patterson & DeWar Engineers, Inc., dated June 10, 2004, and more particularly described in Exhibit A, attached hereto and by reference made a part hereof; and

WHEREAS, Section 26, Sale, Assignment, Transfer and Subletting, of the Lease Agreement requires Lessee to Request and Receive Lessor’s Consent to sublease the Leased property or any portion thereof.

WHEREAS, Lessee desires to sublease a portion of the Lease identified as Tract A, consisting of 3.480 acres (151,598 square feet) of the Leased Property located at 4474 Buford

Highway, and more particularly described in Exhibit A, attached hereto and incorporated herein;
and

WHEREAS Sublessee desires to accept said Sublease upon the terms and conditions set forth in the Sublease Agreement; and

WHEREAS Lessee understands and agrees to provide any amendments to its Sublease with Sublessee so that Lessor may maintain in its files; and

WHEREAS Lessee understands and agrees that it remains bound by the Lease Agreement and assures Lessor that its Sublease with Sublessor will not affect or disturb the rights, interest and obligations belonging to Lessor pursuant to the Lease Agreement or any amendments thereto.

NOW THEREFORE, for and in consideration of the premises and covenants herein contained, and of the terms and conditions herein set forth, County hereby consents to the sublease by POPE RETAIL PROPERTIES, LLC to RAC DEALERSHIP, LLC.

This consent to sublease is intended to satisfy all provisions of the Lease Agreement requiring the County's consent to or approval of the proposed sublease to RAC DEALERSHIP, LLC including, but not limited to Section 26 of the Lease Agreement.

(Signatures Follow on Next Page)

IN WITNESS WHEREOF, the parties hereto have caused this Consent to Sublease to be executed in four (4) counterparts, each to be considered as an original by their authorized representative, the day and date hereinabove written.

POPE RETAIL PROPERTIES, LLC

DEKALB COUNTY, GEORGIA

By: [Signature]
Signature (SEAL)

_____ by Dir. (SEAL)

G. Richard Pope
Name (Typed or Printed)

MICHAEL L. THURMOND
Chief Executive Officer
DeKalb County, Georgia

Member/Manager
Title

20-1429188
Federal Tax Identification Number

8/22/18
Date Signed by Lessee

ATTEST:

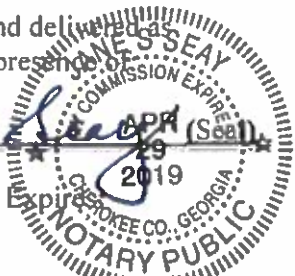
[Signature]
Timothy W. Heath (Seal)
Name (Typed or Printed)

CLC
Title

ATTEST:

BARBARA H. SANDERS, CCC, CMC
Clerk of the Chief Executive Officer and
Board of Commissioners of
DeKalb County, Georgia

Signed, sealed and delivered to Lessee in the presence of:
[Signature]
Notary Public
My Commission Expires: 2019



Signed, sealed and delivered as to County in the presence of:

(Seal)

Notary Public
My Commission Expires:

APPROVED AS TO SUBSTANCE:

[Signature]
Department Director

APPROVED AS TO FORM:

[Signature]
County Attorney Signature

Max Ming Chang
County Attorney Name (Typed or Printed)

RAC DEALERSHIP, LLC

By: [Signature]
Signature (SEAL)

John T. Moses
Name (Typed or Printed)

EVP/GC + Secretary
Title

81-2133862
Federal Tax Identification Number

8-22-18
Date Signed by Sub-Lessee

ATTEST:

Anika Franklin (Seal)
Name (Typed or Printed)

Notary Public
Title

Signed, sealed and delivered as
to Sub-Lessee in the presence of:

[Signature]
Notary Public
My Commission Expires:



Exhibit A

Description of Tract A and Tract B of Lease Agreement with Pope Retail Properties, LLC

1. This map was prepared by the Surveyor General of the State of Georgia, under the authority of the Georgia Constitution, Article VII, Section 1, and the Georgia Code, Title 48, Chapter 1, Section 1-1.



2. This map was prepared by the Surveyor General of the State of Georgia, under the authority of the Georgia Constitution, Article VII, Section 1, and the Georgia Code, Title 48, Chapter 1, Section 1-1.

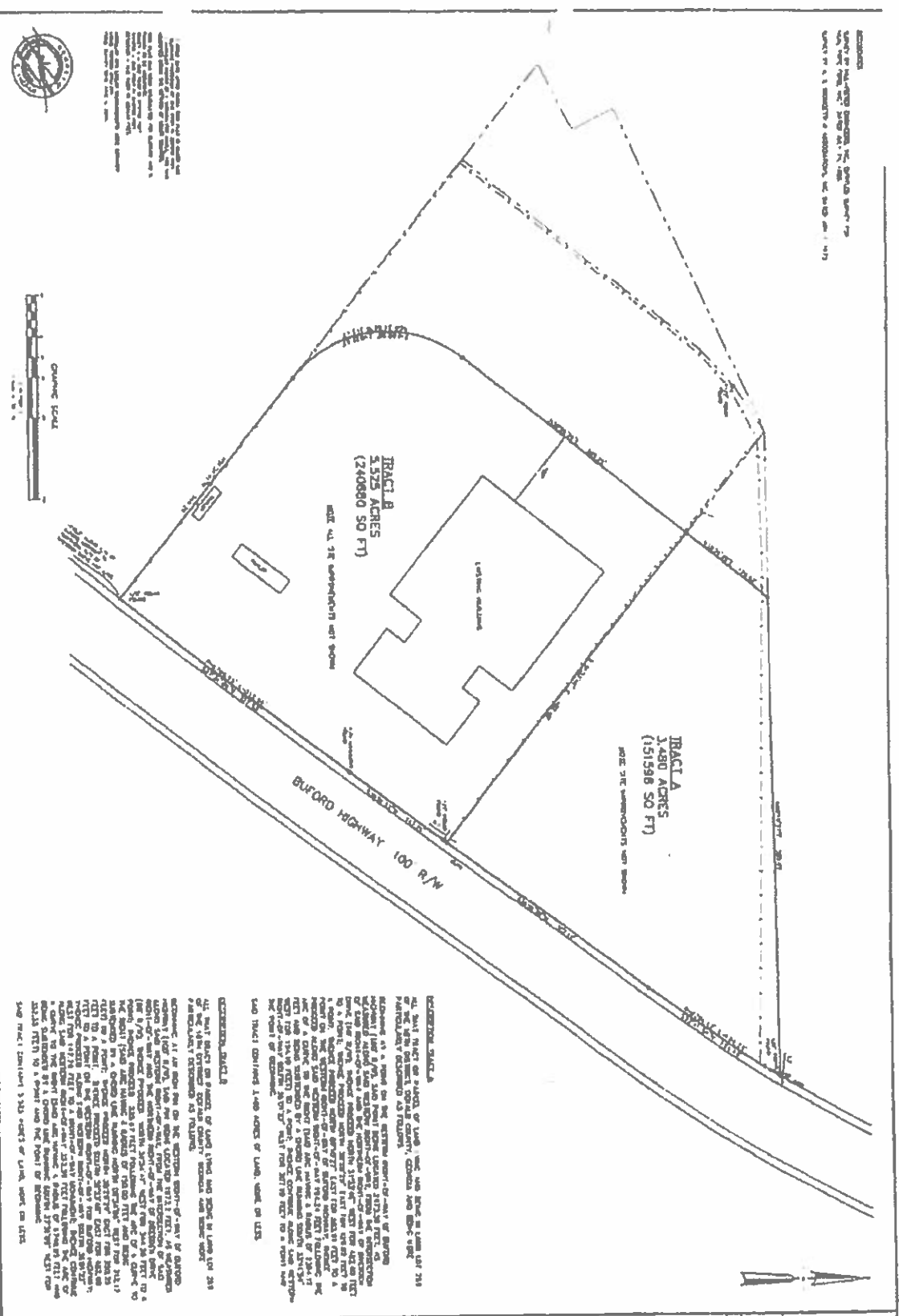


EXHIBIT A
 1. This map was prepared by the Surveyor General of the State of Georgia, under the authority of the Georgia Constitution, Article VII, Section 1, and the Georgia Code, Title 48, Chapter 1, Section 1-1.

EXHIBIT B
 2. This map was prepared by the Surveyor General of the State of Georgia, under the authority of the Georgia Constitution, Article VII, Section 1, and the Georgia Code, Title 48, Chapter 1, Section 1-1.

EXHIBIT C
 3. This map was prepared by the Surveyor General of the State of Georgia, under the authority of the Georgia Constitution, Article VII, Section 1, and the Georgia Code, Title 48, Chapter 1, Section 1-1.

EXHIBIT D
 4. This map was prepared by the Surveyor General of the State of Georgia, under the authority of the Georgia Constitution, Article VII, Section 1, and the Georgia Code, Title 48, Chapter 1, Section 1-1.

EXHIBIT E
 5. This map was prepared by the Surveyor General of the State of Georgia, under the authority of the Georgia Constitution, Article VII, Section 1, and the Georgia Code, Title 48, Chapter 1, Section 1-1.

EXHIBIT F
 6. This map was prepared by the Surveyor General of the State of Georgia, under the authority of the Georgia Constitution, Article VII, Section 1, and the Georgia Code, Title 48, Chapter 1, Section 1-1.

DEKALB PEACHTREE AIRPORT LAND LOT 289 19TH DISTRICT DEKALB COUNTY GEORGIA		1/10/2011 1/10/2011
1/10/2011 1/10/2011	1/10/2011 1/10/2011	1/10/2011 1/10/2011

DESCRIPTION TRACT A

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 259 OF THE 18TH DISTRICT, DEKALB COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERN RIGHT-OF-WAY OF BUFORD HIGHWAY (100' R/W), SAID POINT BEING LOCATED 2473.53 FEET, AS MEASURED ALONG SAID WESTERN RIGHT-OF-WAY, FROM THE INTERSECTION OF SAID RIGHT-OF-WAY AND THE NORTHERN RIGHT-OF-WAY OF DRESDEN DRIVE (60' R/W); THENCE PROCEED NORTH 51°33'49" WEST FOR 482.43 FEET TO A POINT; THENCE PROCEED NORTH 38°26'29" EAST FOR 120.82 FEET TO A POINT; THENCE PROCEED NORTH 09°10'27" EAST FOR 585.81 FEET TO A POINT ON THE WESTERN RIGHT-OF-WAY OF BUFORD HIGHWAY; THENCE PROCEED ALONG SAID WESTERN RIGHT-OF-WAY 184.21 FEET FOLLOWING THE ARC OF A CURVE TO THE RIGHT (SAID ARC HAVING A RADIUS OF 2391.12 FEET AND BEING SUBTENDED BY A CHORD LINE RUNNING SOUTH 33°41'51" WEST FOR 184.19 FEET) TO A POINT; THENCE CONTINUE ALONG SAID WESTERN RIGHT-OF-WAY SOUTH 36°01'22" WEST FOR 307.19 FEET TO A POINT AND THE POINT OF BEGINNING.

SAID TRACT CONTAINS 3.487 ACRES OF LAND, MORE OR LESS.

DESCRIPTION TRACT B

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 259 OF THE 18TH DISTRICT, DEKALB COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERN RIGHT-OF-WAY OF BUFORD HIGHWAY (100' R/W), SAID POINT BEING LOCATED 1773.2 FEET, AS MEASURED ALONG SAID WESTERN RIGHT-OF-WAY, FROM THE INTERSECTION OF SAID RIGHT-OF-WAY AND THE NORTHERN RIGHT-OF-WAY OF DRESDEN DRIVE (60' R/W); THENCE PROCEED NORTH 50°34'41" WEST FOR 344.75 FEET TO A POINT; THENCE PROCEED 235.67 FEET FOLLOWING THE ARC OF A CURVE TO THE RIGHT (SAID ARC HAVING A RADIUS OF 1500.6 FEET AND BEING SUBTENDED BY A CHORD LINE RUNNING NORTH 05°34'05" WEST FOR 212.17 FEET) TO A POINT; THENCE PROCEED NORTH 38°26'29" EAST FOR 330.75 FEET TO A POINT; THENCE PROCEED SOUTH 51°33'45" EAST FOR 192.10 FEET TO A POINT ON THE WESTERN RIGHT-OF-WAY OF BUFORD HIGHWAY; THENCE PROCEED ALONG SAID WESTERN RIGHT-OF-WAY SOUTH 36°01'22" WEST FOR 117.73 FEET TO A RIGHT-OF-WAY MONUMENT; THENCE CONTINUE ALONG SAID WESTERN RIGHT-OF-WAY 352.59 FEET FOLLOWING THE ARC OF A CURVE TO THE RIGHT (SAID ARC HAVING A RADIUS OF 6748.95 FEET AND BEING SUBTENDED BY A CHORD LINE RUNNING SOUTH 37°01'02" WEST FOR 352.51 FEET) TO A POINT AND THE POINT OF BEGINNING.

SAID TRACT CONTAINS 5.525 ACRES OF LAND, MORE OR LESS.

PARCEL C

DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 244 OF THE 18TH DISTRICT, DEKALB COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED AT THE INTERSECTION OF THE NORTHWESTERN RIGHT-OF-WAY OF BUFORD HIGHWAY (100' R/W) AND THE SOUTHERN RIGHT-OF-WAY OF BRAGG STREET (50' R/W); THENCE PROCEED ALONG SAID NORTHWESTERN RIGHT-OF-WAY SOUTH 33°25'29" WEST FOR 538.74 FEET TO AN IRON PIN; THENCE PROCEED NORTH 52°10'33" WEST FOR 330.40 FEET TO A POINT ON THE SOUTHERN RIGHT-OF-WAY OF BRAGG STREET; THENCE PROCEED ALONG SAID SOUTHERN RIGHT-OF-WAY NORTH 51°42'47" EAST FOR 312.73 FEET TO A POINT; THENCE CONTINUE ALONG SAID SOUTHERN RIGHT-OF-WAY 193.25 FEET FOLLOWING THE ARC OF A CURVE TO THE RIGHT (SAID ARC HAVING A RADIUS OF 285.66 FEET AND BEING SUBTENDED BY A CHORD LINE RUNNING NORTH 71°08'20" EAST FOR 139.52 FEET) TO A POINT; THENCE CONTINUE ALONG SAID SOUTHERN RIGHT-OF-WAY SOUTH 89°25'48" EAST FOR 159.73 FEET TO A POINT AND THE POINT OF BEGINNING.

SAID TRACT CONTAINS 2.875 ACRES OF LAND, MORE OR LESS.