

O'REILLY PARTIAL SUBLEASE

2127 50th Street, Lubbock, TX 79412



Presented By: **Wes Hallmark, CCIM**

8008 Slide Rd., #1
Lubbock, TX 79424
(806)797-2190
hallmarkw@svn.com

Offering Highlights

- High traffic counts on 50th Street
- Ample retail parking
- C-2 Zoning
- \$1,666mo (\$5/sf, including NNN's)

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party.

All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Sperry Van Ness makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Sperry Van Ness does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance.

Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies.

All properties and services are marketed by Sperry Van Ness in compliance with all applicable fair housing and equal opportunity laws.

Sperry Van Ness / Hallmark & Associates, Inc. is independently owned and operated.

FOR LEASE 4,000 SQ.FT.



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HIGHLIGHTS

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Visit the property website:
<http://lease.svn.com/2127-50th>

Price Per Sq.Ft.	\$5.00
Max Contiguous Sq.Ft.	4,000
Building Sq.Ft.	14,925
Occupancy	
Year Built	
Building Class	B

PROPERTY DESCRIPTION

50th between Ave. Q and University

Exclusively Listed By:

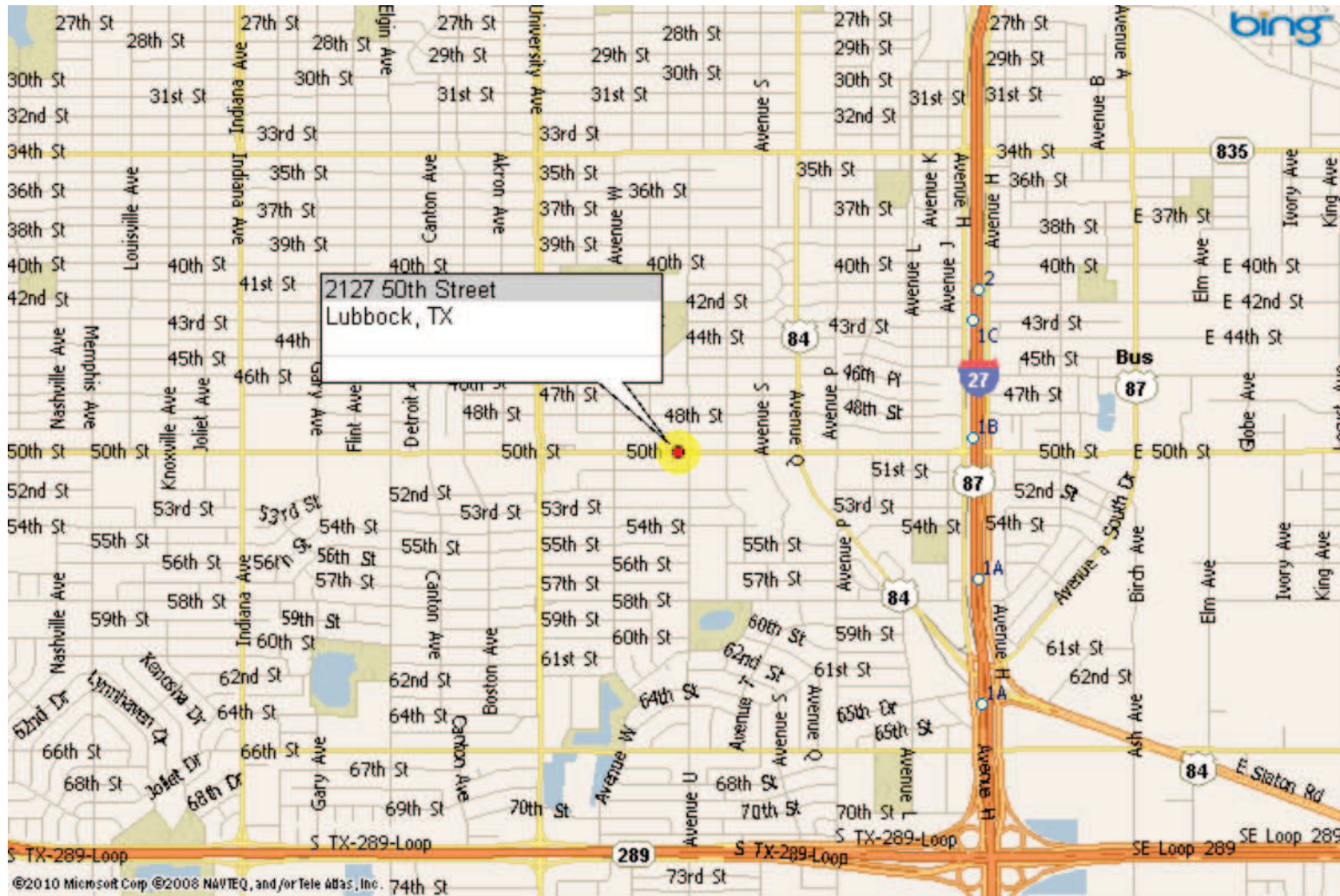
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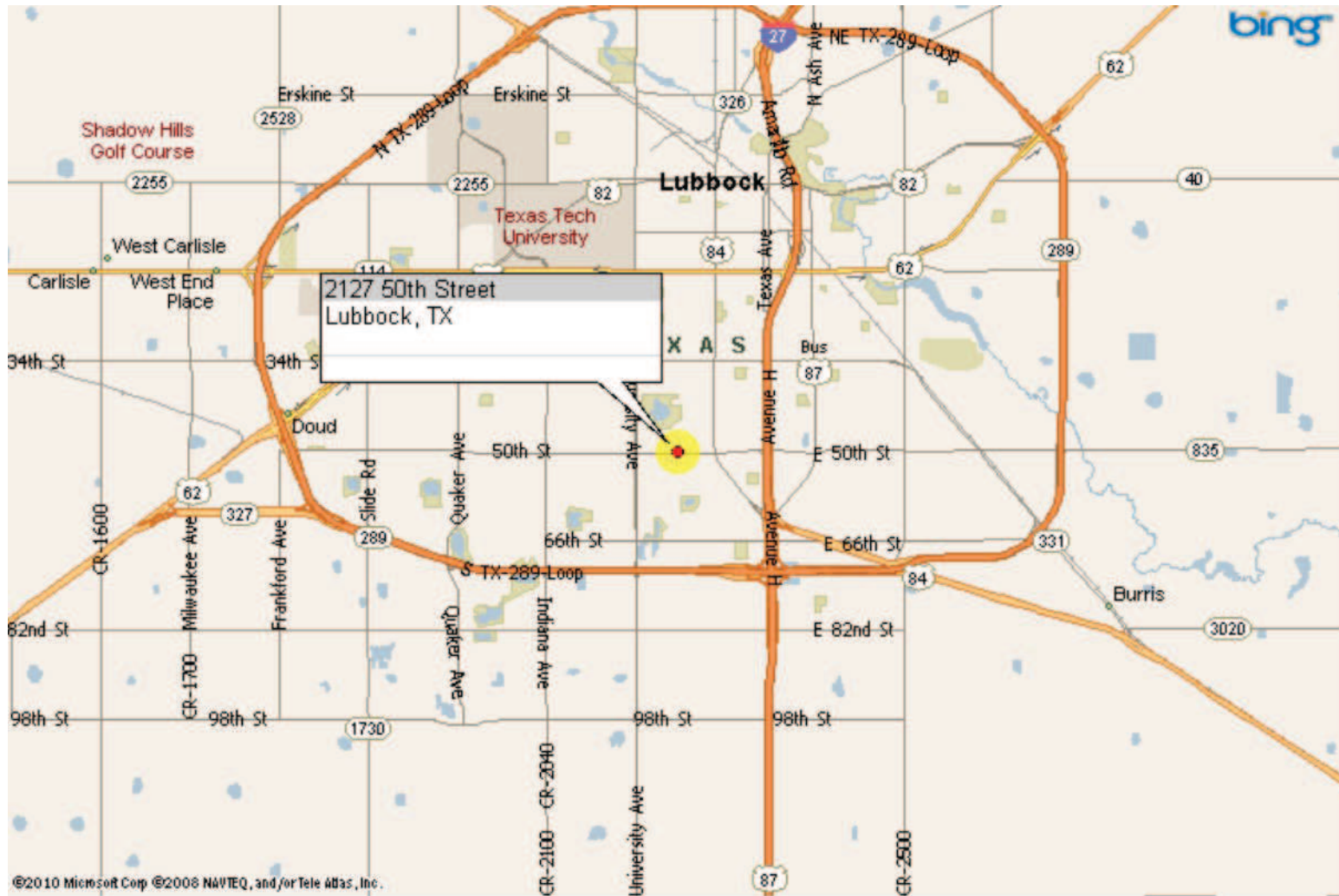
Space Availability Summary

Space	Size S.F.	Rate/S.F.	Lease Type	Available	Divisible	Space Highlight
1	4,000	\$5.00	NNN	BUY	XXXXXXXXXXXX	

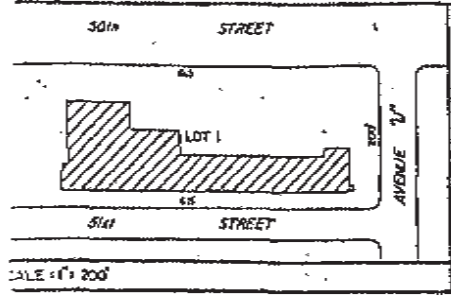
Location Map



Location Map

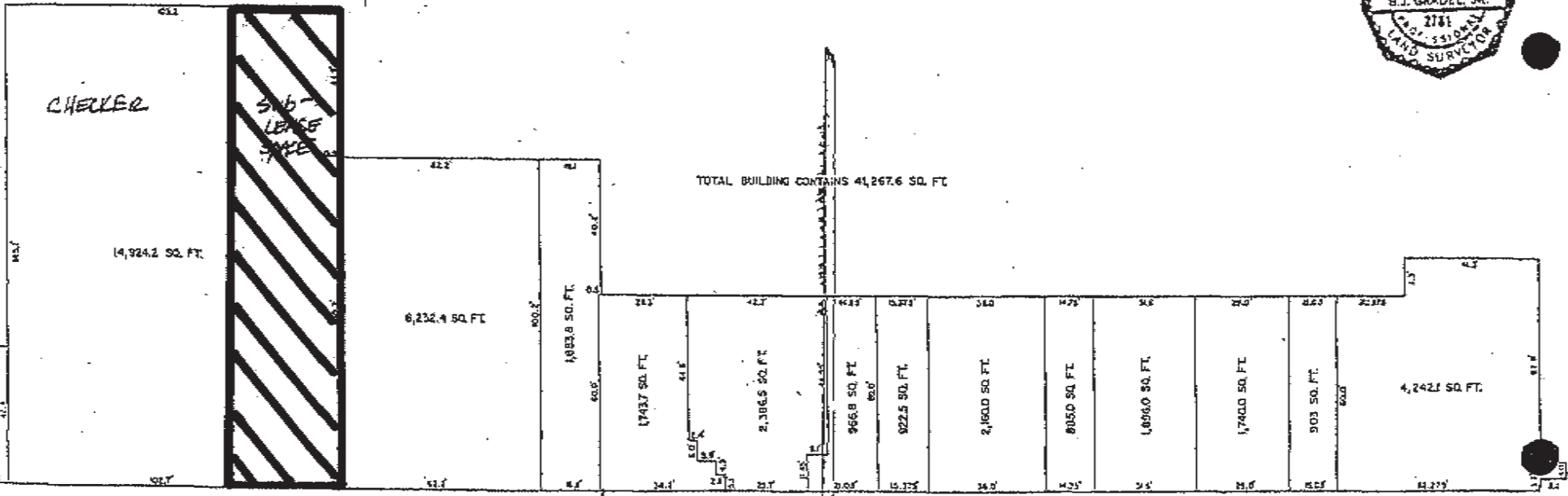
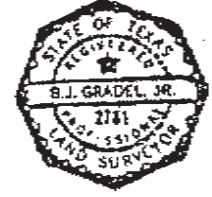


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PLAT SHOWING LEASE SPACE
 SQUARE FOOTAGE OF BUILDING
 LOCATED ON LOT 1
BAYLESS ADDITION
 TO THE CITY OF LUBBOCK
 LUBBOCK COUNTY, TEXAS

CERTIFIED CORRECT
 OCTOBER 24, 1992
S. J. Graedel, Jr.
 REGISTERED PROFESSIONAL LAND SURVEYOR
 LUBBOCK, TEXAS



SCALE 1" = 30'
 LEASE SPACE SQUARE FOOTAGES INCLUDE TOTAL ADJACENT EXTERIOR
 WALLS AND HALF OF ADJACENT INTERIOR WALLS.

EXHIBIT B

HUGO REED
 AND ASSOCIATES, INC.
 LAND SURVEYORS
 CIVIL ENGINEERS
 370 AVENUE G
 LUBBOCK, TEXAS

Rent A Center

O'Reilly's Auto Parts

Subject



1. Advisor Profile

Wes Hallmark, CCIM

Sperry Van Ness Advisors

Advisors



Wes Hallmark, CCIM

*Senior Associate
Sperry Van Ness*

8008 Slide Rd. # 1
Lubbock, TX 79424
Ph. 806-797-2190 ext 202

W. Wesley Hallmark serves as a Senior Associate for Sperry Van Ness. Specializing in the management, leasing and brokerage of office, retail and income producing properties in West Texas. He serves the Lubbock, Amarillo, Midland/ Odessa and Abilene markets. With over 32 years of experience, Hallmark has completed over 1,500 commercial real estate sales and leasing transactions, valued at over \$250 million.

With an extensive background in commercial real estate, Hallmark is the founder and owner of Hallmark & Associates, Inc., a Sperry Van Ness affiliate. Some of Hallmark's major accomplishments include the completion of a \$55 million tenant representation deal for SW Bell Wireless (AT & T). This transaction involved securing a 230,000 square foot call center in Lubbock, Texas, which created over 1600 new jobs for the city. Hallmark's major clients have included General Motors, Federal Express, Owens Corning Fiberglass, Travelers Insurance, Bank of America, Wells Fargo Bank, Cox Communications, Gateway Computer, the U.S. Government, State of Texas and City of Lubbock, to name a few.

Hallmark has consistently stayed active within the Lubbock community and the commercial real estate industry. Hallmark is involved with the Lubbock Board of Realtors, North Texas Commercial Association of Realtors, the Texas Association of Realtors, the National Association of Realtors (NAR) and the CCIM Institute. He also served The Lubbock Housing Finance Corporation, an issuer of tax-exempt mortgage revenue bonds for the City of Lubbock. Hallmark held not only the Director position in the corporation, but every officer level position within the corporation as well.

Hallmark received his bachelor's degree in Advertising and Marketing from Texas Tech University.

Sperry Van Ness/Hallmark&Assoc
NORTH TEXAS COMMERCIAL ASSOCIATION OF REALTORS®

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

INFORMATION ABOUT BROKERAGE SERVICES

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner, but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act.

The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party, and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

This is not a contract.

The real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Real Estate Broker Company

Buyer, Seller, Tenant or Landlord

Date

Real Estate Licensee

Date Buyer, Seller, Tenant or Landlord

Date

Texas Real Estate Brokers and Salesmen are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or a complaint regarding a real estate licensee, you should contact the TREC at P.O. Box 12188, Austin, Texas 78771-2188 or call 512-465-3960.