

December 30, 2022

Service Collision Center (Georgia), Inc.
Master Collision Repair, Inc.
True2Form Collision Repair Centers, LLC
Gerber Collision & Glass (Kansas), Inc.
Hansen Collision, Inc.
400 West Grand Avenue
Elmhurst, IL 60126
Attention: President

The Boyd Group (U.S.) Inc.
1745 Ellice Avenue, Unit C1
Winnipeg, MB, Canada R3H 1A6
Attention: Legal

The Boyd Group, Inc.
c/o Cushman & Wakefield
575 Maryville Centre Drive, Suite 500
St. Louis, MO 63141
Attention: Boyd Group Lease Admin

Re: Those certain properties listed on Exhibit A attached hereto (individually and collectively, the “**Premises**”)

Ladies and Gentlemen:

In accordance with the terms and provisions of those certain leases (individually and collectively, the “**Leases**”) executed by the landlords (individually and collectively, “**Landlord**”) and tenants (individually and collectively, “**Tenant**”) set forth on Exhibit A, Tenant shall construct a Gerber Collision & Glass store on each of the Premises (individually and collectively, the “**Project**”). In connection with the Project, Landlord or Tenant may be required by governmental authorities to execute certain documents (e.g., for purposes of setting up utility accounts and applying for permits) (individually and collectively, the “**Project Documents**”).

Landlord hereby (i) authorizes Tenant to execute any and all Project Documents required or desired in connection with the Project and (ii) agrees to execute any Project Documents reasonably requested by Tenant to the extent such Project Documents require execution by a property owner, in each case, subject to the following:

1. Without limiting any indemnification by Tenant of Landlord under the Lease, Tenant shall indemnify, defend and hold Landlord harmless from and against any and all suits, claims, actions, damages, liability, and expenses in connection with the Project, the Project Documents and Tenant’s use and occupancy of the Premises.

2. In the event Tenant requests Landlord execute any Project Documents, Tenant shall verify the accuracy of any statements or representations made by Landlord in such Project Documents, and Landlord shall have no responsibility therefor. Under no circumstances shall Landlord be liable under any Project Document or any other contract or agreement entered into by Tenant.
3. Tenant shall comply with all applicable private and public restrictions of every kind, including, without limitation, all applicable laws, regulations, ordinances, zoning, orders, covenants, conditions, restrictions, easements, rights of way, and matters of record encumbering or affecting the Premises.
4. Tenant shall comply with all terms and provisions of the Lease. Moreover, Tenant acknowledges and agrees that (i) in no event shall Landlord's authorization diminish, amend, or waive any of the duties, liabilities and obligations of Tenant under the Lease; (ii) this letter is not an amendment or modification to the Lease; and (iii) this letter supplements, and does not supersede or replace, any other letter or authorization issued by Landlord to Tenant.

By its signature below, Tenant acknowledges and agrees to the conditions and limitations set forth herein.

(Signatures on Following Page)

Sincerely,

**REALTY INCOME PROPERTIES 19, LLC,
REALTY INCOME PROPERTIES 21, LLC, and
REALTY INCOME PROPERTIES 28, LLC,**
each a Delaware limited liability company

By: Realty Income Corporation,
a Maryland corporation,
its sole and managing member

By: *Daniel Haug*
Daniel Haug (Dec 30, 2022 10:30 AM EST)
Name: Daniel Haug
Title: SVP, Associate General Counsel

Approved As To Form
Legal Department

KC

**MDC COAST 22, LLC, and
MDC COAST 26, LLC,**
a Delaware limited liability company

By: *Daniel Haug*
Daniel Haug (Dec 30, 2022 10:30 AM EST)
Name: Daniel Haug
Title: SVP, Associate General Counsel

SB

ACKNOWLEDGED AND AGREED TO BY:

SERVICE COLLISION CENTER (GEORGIA), INC.,
a Georgia corporation

By: 

Name: Peter Toni
Title: Assistant Secretary

MASTER COLLISION REPAIR, INC.,
a Florida corporation

By: 

Name: Peter Toni
Title: Assistant Secretary

TRUE2FORM COLLISION REPAIR CENTERS, LLC,
an Ohio limited liability company

By: 

Name: Peter Toni
Title: Assistant Secretary

GERBER COLLISION & GLASS (KANSAS), INC.,
a Kansas corporation

By: 

Name: Peter Toni
Title: Assistant Secretary

HANSEN COLLISION, INC.,
a Michigan corporation

By: 

Name: Peter Toni
Title: Assistant Secretary

EXHIBIT A
PROPERTIES

<u>RI Number</u>	<u>Landlord</u>	<u>Tenant</u>	<u>Address</u>	<u>Lease</u>
12635	Realty Income Properties 19, LLC	Service Collision Center (Georgia), Inc.	1781 Cong W L Dickinson Drive, Montgomery, AL 36109	Land and Building Lease Agreement, dated April 14, 2022
12666	MDC Coast 26, LLC	Master Collision Repair, Inc.	475 NW Enterprise Drive, Port St. Lucie, FL	Land and Building Lease Agreement, dated May 5, 2022
12668	MDC Coast 26, LLC	True2Form Collision Repair Centers, LLC	25970 North Dixie Highway, Perrysburg, OH 43551	Land and Building Lease Agreement, dated May 6, 2022
12688	Realty Income Properties 21, LLC	Master Collision Repair, Inc.	13103 Citrus Park Town Center, Tampa, FL 33625	Land and Building Lease Agreement, dated May 17, 2022
12806	Realty Income Properties 21, LLC	Master Collision Repair, Inc.	10584 66 th Street N, Pinellas Park, FL 33782	Land and Building Lease Agreement, dated June 24, 2022
12941	Realty Income Properties 21, LLC	Gerber Collision & Glass (Kansas), Inc.	575 NW Blue Parkway, Lee's Summit, MO 64063	Land and Building Lease Agreement, dated August 24, 2022
13103	Realty Income Properties 28, LLC	Hansen Collision, Inc.	9040 Shaver Road, Portage, MI 49024	Land and Building Lease Agreement, dated September 2, 2022
13136	Realty Income Properties 21, LLC	Master Collision Repair, Inc.	4701 Taylor Road, Punta Gorda, FL 33950	Land and Building Lease Agreement, dated September 12, 2022

13175	MDC Coast 26, LLC	Master Collision Repair, Inc.	5741 Lee Boulevard, Lehigh Acres, FL	Land and Building Lease Agreement, dated September 30, 2022
13530	MDC Coast 22, LLC	Hansen Collision, Inc.	310 South 16 th Street, Ames, IA 50010	Land and Building Lease Agreement, dated November 9, 2022
13600	MDC Coast 22, LLC	Hansen Collision, Inc.	950 SE Brick Drive, Waukee, IA 50263	Land and Building Lease Agreement, dated November 29, 2022
13710	MDC Coast 26, LLC	Service Collision Center (Georgia), Inc.	7805 Veterans Parkway, Columbus, GA	Land and Building Lease Agreement, dated December 28, 2022



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Detail by Entity Name

Foreign Limited Liability Company
MDC COAST 26, LLC

Filing Information

Document Number M21000014604
FEI/EIN Number N/A
Date Filed 11/02/2021
State DE
Status ACTIVE

Principal Address

11995 EL CAMINO REAL
SAN DIEGO, CA 92130

Mailing Address

11995 EL CAMINO REAL
SAN DIEGO, CA 92130

Registered Agent Name & Address

CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301

Authorized Person(s) Detail

Name & Address

Title MEMBER

REALTY INCOME CORPORATION
11995 EL CAMINO REAL
SAN DIEGO, CA 92130

Annual Reports

Report Year	Filed Date
2022	04/21/2022
2023	04/27/2023
2024	04/30/2024

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Foreign Profit Corporation

REALTY INCOME PROPERTIES, INC.

Cross Reference Name

REALTY INCOME CORPORATION

Filing Information

Document Number F97000006234

FEI/EIN Number 33-0580106

Date Filed 11/25/1997

State MD

Status ACTIVE

Principal Address

11995 El Camino Real
San Diego, CA 92130

Changed: 02/18/2015

Mailing Address

11995 El Camino Real
San Diego, CA 92130

Changed: 02/18/2015

Registered Agent Name & Address

CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301-2525

Officer/Director Detail

Name & Address

Title Non-Executive Chairman

McKee, Michael D.
11995 El Camino Real
San Diego, CA 92130

Title Executive Vice President, Chief Legal Officer, Secretary

BUSHORE, MICHELLE
11995 El Camino Real
San Diego, CA 92130

Title Executive Vice President, CFO, and Treasurer

PONG, JONATHAN
11995 El Camino Real
San Diego, CA 92130

Title Director

Huskins, Priya Cherian
11995 El Camino Real
San Diego, CA 92130

Title Director

Merriman, Ronald L.
11995 El Camino Real
San Diego, CA 92130

Title Director, President, CEO

ROY, SUMIT
11995 EL CAMINO REAL
SAN DIEGO, CA 92130

Title EXECUTIVE VP, CHIEF STRATEGY OFFICER

ABRAHAM, NEIL
11995 El Camino Real
San Diego, CA 92130

Title DIRECTOR

CHAPMAN, A. LARRY
11995 El Camino Real
San Diego, CA 92130

Title Senior Vice President, Associate General Counsel, Strategic Counsel

JENSEN, SHANNON
11995 El Camino Real
San Diego, CA 92130

Title Executive Vice President, Chief Investment Officer

HAGAN, MARK E.
11995 El Camino Real
San Diego, CA 92130

Title DIRECTOR

GILYARD, REGINALD H.
11995 El Camino Real
San Diego, CA 92130

Title DIRECTOR

LOPEZ, GERARDO I.
11995 El Camino Real
San Diego, CA 92130

Title DIRECTOR

MCLAUGHLIN, GREGORY T.
11995 El Camino Real
San Diego, CA 92130

Title Executive Vice President, Chief People Officer

KEHLE, SHANNON
11995 El Camino Real
San Diego, CA 92130

Title Senior Vice President, Associate General Counsel

HAUG, DANIEL
11995 El Camino Real
San Diego, CA 92130

Title Senior Vice President, Associate General Counsel & Assistant Secretary

MARTINEZ, BIANCA
11995 El Camino Real
San Diego, CA 92130

Title Director

ALMODOVAR, PRISCILLA
11995 El Camino Real
San Diego, CA 92130

Title Director

BRADY, JACQUELINE
11995 El Camino Real
San Diego, CA 92130

Title Director

PREUSSE, MARY HOGAN

11995 El Camino Real

San Diego, CA 92130

Title Executive Vice President, COO

WHYTE, GREGORY J.

11995 El Camino Real

San Diego, CA 92130

Title Senior Vice President, Head of Real Estate Research

Bistric, Goran

11995 El Camino Real

San Diego, CA 92130

Title Senior Vice President, Head of Asset Management

Drakulich, Janeen

11995 El Camino Real

San Diego, CA 92130

Title Senior Vice President, Asset Management

Edwards, Ross

11995 El Camino Real

San Diego, CA 92130

Title Senior Vice President, Associate General Counsel & Assistant Secretary

Ericsson, Karolina

11995 El Canino Real

San Diego, CA 92130

Title Senior Vice President, Head of Credit

Kohnen, Scott

11995 El Camino Real

San Diego, CA 92130

Title Senior Vice President, Finance Operations

Kresser, Jonathan

11995 El Camino Real

San Diego, CA 92130

Title Senior Vice President, Acquisitions

Little, April

11995 El Camino Real

San Diego, CA 92130

Title Senior Vice President, Acquisitions

Lovitz, Daniel
11995 El Camino Real
San Diego, CA 92130

Title Senior Vice President, Controller, Principal Accounting Officer

Nugent, Sean
11995 El Camino Real
San Diego, CA 92130

Title Senior Vice President, Asset Management, Head of Industrial

Pavelko, Garret
11995 El Camino Real
San Diego, CA 92130

Title Senior Vice President, Data Architecture

Tambe, Ninad
11995 El Camino Real
San Diego, CA 92130

Title Senior Vice President, Managing Director-Acquisitions

Wenthur, Cary J.
11995 El Camino Real
San Diego, CA 92130

Title Senior Vice President, Head of Property Management

AZAR, GREGORY, Jr.
11995 El Camino Real
San Diego, CA 92130

Title Senior Vice President, Corporate Finance

Bakke, Stephen
11995 El Camino Real
San Diego, CA 92130

Title VP, Senior Legal Counsel

Breeden , Melissa A.
11995 El Camino Real
San Diego, CA 92130

Title VP, Senior Managing Counsel

Burchett, Stephen D.
11995 El Camino Real
San Diego, CA 92130

Title VP, Assistant General Counsel

Campbell, Kyle B.
11995 El Camino Real
San Diego, CA 92130

Title VP, Head of European Investment Strategy

Chandy, Suhail
11995 El Camino Real
San Diego, CA 92130

Title VP, Finance Transformation & Strategic Initiatives

Cossaboom, Jill
11995 El Camino Real
San Diego, CA 92130

Title VP, Development

Couvillion, John R.
11995 El Camino Real
San Diego, CA 92130

Title VP, Senior Legal Counsel

Eubany, Cosmos E.
11995 El Camino Real
San Diego, CA 92130

Title VP, Portfolio Data Operations

Ferrell, Kristin K.
11995 El Camino Real
San Diego, CA 92130

Title VP, Head of Financial Reporting

Fredriks , David
11995 El Camino Real
San Diego, CA 92130

Title VP, Acquisitions

Hall, Jennifer E
11995 El Camino Real
San Diego, CA 92130

Title VP, Asset Management

Koerperick, Jeffrey
11995 El Camino Real
San Diego, CA 92130

Title VP, Strategy & Insights

Kopsky, Matthew B.
11995 El Camino Real
San Diego, CA 92130

Title VP, Head of Portfolio Analytics & Enterprise BI

Landau, Matthew
11995 El Camino Real
San Diego, CA 92130

Title VP, Head of Tax

Lee, Michael Y.
11995 El Camino
San Diego, CA 92130

Title VP, Senior Legal Counsel

Odelowo, Motunrola
11995 El Camino Real
San Diego, CA 92130

Title VP, Head of Internal Audit

Reilly, John W.
11995 El Camino Real
San Diego, CA 92130

Title VP, Head of Finance Transformation & Strategic Initiatives

Renner, Matthew L.
11995 El Camino Real
San Diego, CA 92130

Title VP, Senior Legal Counsel

Siler, Yaara E.
11995 El Camino Real
San Diego, CA 92130

Title VP, Information Technology

Stewart, Joseph E.
11995 El Camino Real
San Diego, CA 92130

Title VP, Acquisitions

Sutton, Robert M.
11995 El Camino Real
San Diego, CA 92130

Title VP, Head of Real Estate Valuation

Thompson, Andrew A.
11995 El Camino Real
San Diego, CA 92130

Title VP, Senior Legal Counsel

Wright, Anthony J.
11995 El Camino Real
San Diego, CA 92130

Title Senior Vice President, Head of Accounting

Zhang, Wen
11995 El Camino Real
San Diego, CA 92130

Title VP, Asset Management

DOYLE, LAUREN T.
11995 El Camino Real
San Diego, CA 92130

Title VP, Asset Management

KELSO, ALIC M.
11995 El Camino Real
San Diego, CA 92130

Title VP, Sustainability

LAZ, CHRISTOPHER
11995 El Camino Real
San Diego, CA 92130

Title VP, Financial Planning & Analysis

LYCETTE, WILLIAM H., III
11995 El Camino Real
San Diego, CA 92130

Title Head of Core Investments

SHAH, Shailendranath Virendra
11995 El Camino Real
San Diego, CA 92130

Title Senior Vice President, Head of Asset Management & Value-Add Investments, UK

DUCK, JAMES
11995 El Camino Real
San Diego, CA 92130

Title Managing Director, Head of Europe

NOGUERA, EDUARDO
11995 El Camino Real
San Diego, CA 92130

Title Head of Legal, Europe

TAYLOR, NICOLAS
11995 El Camino Real
San Diego, CA 92130

Title Senior Vice President, Senior Director, Head of Finance, Europe

WARREN, CHRISTOPHER
11995 El Camino Real
San Diego, CA 92130

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