

**EXHIBIT A  
Assumed and Assigned Leases**

Shop #	Property Location	State	Property Address	Landlord Name	Landlord Address	Landlord City, State and Zip	Cure Amount	Comm. Date	Exp. Date
33	St. James / Smithtown	NY	799 Middle Country Rd. 11787	AAA DISCOUNT TIRES, INC.	801 MIDDLE COUNTRY ROAD	ST JAMES, NY 11780	\$653.48	06/01/04	05/01/09
28	Hagerstown	MD	13136 Pennsylvania Avenue, 21742	ADY INC	355 SOUTH POTOMAC STREET	HAGERSTOWN, MD 21740	\$0.00	Month to Month	Month to Month
159	Pooler / Savannah	GA	1059 Highway 80, 31322	ATVILLO, LLC	P. O. BOX 16151	SAVANNAH, GA 31416	\$0.00	03/01/08	02/28/09
75	Cranston / Providence	RI	1372 Park Ave. 02910	ALPOZ DEVELOPMENT, LLC	11 CALAMAN ROAD	CRANSTON, RI 02910	\$0.00	06/01/05	05/31/08
16	Towanda	PA	James St., 18848	AMBROSE BRENNAN	RD 1 BOX 80	TOWANDA, PA 18848	\$0.00	Month to Month	Month to Month
122	Rockville / Gaithersburg	MD	12186 Nelsd St., 20852	AXENT REALTY GROUP	7811 MONTROSE ROAD 5TH FLOOR	POTOMAC, MD 20854-3300	\$621.26	08/01/07	07/31/10
79	Columbus	OH	4080 N. High St., 43214	A-Z INVESTMENT PROPERTIES,LTD	4100 N HIGH	COLUMBUS, OH 43214	\$2,156.96	10/01/03	09/30/08

**EXHIBIT A  
Assumed and Assigned Leases**

Shop #	Property Location	State	Property Address	Landlord Name	Landlord Address	Landlord City, State and Zip	Cure Amount	Comm. Date	Exp. Date
706	Norwood	MA	181 Everett Street, 02062 (Rt. 4)	BADGER BROS REALTY TRUST	36 CLAPBOARDTREE STREET	NORWOOD, MA 02062	\$0.00	07/01/04	06/30/09
283	Reno	NV	3515 Airway Drive, Suite 201, 89511	BAYSIDE CORPORATE CENTER	ATTN: DAVID HENSELMAN, PROPERTY MGR 3545 AIRWAY DRIVE SUITE 113	RENO, NV 89511	\$0.00	01/01/08	12/31/08
240	Houston / Stafford	TX	6831 Fulton Street, 77022	BILLINGSLEY COMPANY	4100 INTERNATIONAL PARKWAY SUITE 1100	CARROLLTON, TX 75201	\$0.00	08/01/07	07/31/09
241	Merristib / Northfield / Laconia	NH	181 Waukegan Street, 03253	BLNB, LLC	185 WAUKEMAN STREET	MERRIDITH, NH 03253	\$0.00	07/01/07	06/30/08
6	Monroe	NY	1137 Suite 2, 7M 10950	BOB DOWEY	BOX 192 OXFORD ROAD	CHESTER, NY 10950	\$0.00	04/01/07	03/31/08
68	New Bedford/Fall River	MA	232-234 Ashley Blvd, 02746	BURGESS REALTY CORP	2359 PURCHASE STREET	NEW BEDFORD, MA 02746	\$0.00	Month to Month	Month to Month
293	Peoria / Tempe	AZ	8350 91st Avenue, Unit C28, 85345	BUTTRUM/PEORIA CROSSINGS COMME	1617 WEST WILLIAMS DRIVE	PHOENIX, AZ 85027	\$163.28	08/01/05	07/31/08
49	Chickowaga/Etina	NY	4581 Genesee St,	C. IRVING SMITH	4389 GENESSEE STREET	BUFFALO, NY 14225	\$0.00	08/01/07	07/31/09

**EXHIBIT A**  
**Assumed and Assigned Leases**

Shop #	Property Location	State	Property Address	Landlord Name	Landlord Address	Landlord City, State and Zip	Cure Amount	Comm. Date	Exp. Date
26	LANCASTER	PA	1136 Marshall Avenue, 17601	CAROLYN S. MILLER	1140 MARSHALL AVENUE	LANCASTER, PA 17601	\$0.00	02/15/08	02/14/09
288	Boise	ID	5278 Chinden, 83714	CHINDEN/LOCKWAY LLC	C/O THORNTON OLIVER KELLER 250 S FIFTH STREET, SECOND FLOOR	BOISE, ID 83702	\$0.00	07/01/07	06/30/10
145	Staunton	VA	Unit 18, Orchard Hill Center, 24401	CSC ASSOCIATES IV, L.C.	PO BOX 456 240 N CENTRAL AVENUE	STAUNTON, VA 24401	\$0.00	Months to Month	Months to Month
280	Independence	MO	13901-C East 42nd Terrace	DON AND HEILA COHOON	815 WEST 23RD STREET	INDEPENDENCE, MO 64055	\$0.00	03/01/06	02/28/09
229	Lebanon / White River, VT / Hartford	NH	345 Miracle Mtn, 03766	DONALD & DOROTHY LANGLEY	14 SOUTH STREET	LEBANON, NH 03766	\$123.60	02/01/08	01/31/09
216	Oneonta	NY	5969 State Highway #7, 13820	DORIS AND JACK TIFFANY	5969 STATE HIGHWAY #7	ONEONTA, NY 13820	\$0.00	09/15/07	09/14/08
249	Salt Lake City	UT	3532 W. Temple, 84115 Units 7&8	DOUGLAS P RICHARDS OR JEFFREY	8954 SOUTH FLAT IRON DR.	SANDY, UT 84093	\$0.00	06/01/03	05/31/08
129	West Richmond	VA	1100 Athens Ave, Suite D 23227	DUMA & ASSOCIATES LLC	PO BOX 13470	RICHMOND, VA 23225	\$0.00	09/01/07	08/31/08

**EXHIBIT A**  
**Assumed and Assigned Leases**

Shop #	Property Location	State	Property Address	Landlord Name	Landlord Address	Landlord City, State and Zip	Cure Amount	Comm. Date	Exp. Date
11	Newton	NJ	483 Route 206, 07860	E DANIEL GOLDEN AND GAIL GOLDEN	16 FLEMING COURT GOLDEN	LONG VALLEY, NJ 078583	\$0.00	09/01/06	08/31/11
73	Steubenville / Wilkesville	OH	206 Springdale Avenue 43953	EARL L & TINA M PEARCE	459 DELLA DR	BLOOMINGDALE, OH 43910	\$0.00	Month to Month	Month to Month
231	Albany	GA	1104 North Westover Road, 31707	EDDIE PARKER & ASSOCIATES LLC	7165 BENNIE DRIVE	MACON, GA 31216	\$0.00	06/01/05	05/31/08
228	Greenville / Kingston	NC	3270 Frag Level, 27834	FOSS ENTERPRISES	4538 US 13	GREENVILLE, NC 27834	\$0.00	10/1/2006	9/30/2009
55	Pittsburgh	PA	4508 Chanton Blvd, 15236	FRAN ROBERTS	PO BOX 503	FAVETTE CITY, PA 15438	\$0.00	09/01/03	08/31/09
172	Macon	GA	4438 Columbus Rd.	FRANK GARY & ALAN MEADORS	A GEORGIA GENERAL PARTNERSHIP 141 NEW STREET	MACON, GA 31201	\$0.00	7/1/2008	1/31/2011
104	Dayton	OH	2440 Stanley Ave, 45404	FRYROSE ENTERPRISES	137 NORTH MAIN STREET SUITE 900	DAYTON, OH 45402	\$0.00	10/01/07	09/30/08
267	Flemington (new)	NJ	464 Route 202 North, 08822	FUSCO CONTRACTORS	799 ROUTE 202	FLEMINGTON, NJ 08822	\$0.00	10/01/07	09/30/10

**EXHIBIT A  
Assumed and Assigned Leases**

Shop #	Property Location	State	Property Address	Landlord Name	Landlord Address	Landlord City, State and Zip	Comm. Date	Exp. Date
206	Plattsburgh	NY	186 Margaret St, 12901	GAIL E. BUCK	CAR CARE SPECIAL 269 MARGARET ST	PLATTSBURGH, NY 12901	05/01/07	04/30/08
44	Lynbrook	NY	593 Merrick Rd. 11563	GARY BENDER	1673 YORK AVENUE WEST	NEW YORK, NY 10128	11/01/06	10/31/08
41	Rochester	NY	900 Jefferson Road, Suite #1604, 14623	GENESEE VALLEY REGIONAL	900 JEFFERSON ROAD AD	ROCHESTER, NY 14623	09/01/05	08/31/08
81	State College	PA	2218 N. Alberton St	GERALD AND DONNA KREBS	PO BOX 205 AD	CENTRE HALL, PA 16828	12/01/06	11/30/09
197	Springfield	IL	3316 Robbins Road, Suite C, 62704	GOECKNER, INC.	1310 S. SHUMWAY	TAYLORVILLE, IL 62568	03/15/06	03/31/09
185	Columbus	GA	3151 Williams Road, #5 31907	HAMILTON CORNER LLC	C/O FLOURNEY & 2520 WYNNNTON ROAD AD	COLUMBUS, GA 31906	Month to Month	Month to Month
130	Virginia Beach	VA	4798 Talp Drive, 23455	HANSON & ASSOCIATES INC.	4634 HAYGOOD ROAD AD	VIRGINIA BEACH, VA 23445	08/15/06	08/31/09
285	Bozester City / Shreveport	LA	2048 E. Texas Street, 71111	HEATH PROPERTIES LLC	73 GRANDVILLE ROAD AD	BOZESTER, MN 55602	07/15/07	07/31/10

**EXHIBIT A  
Assumed and Assigned Leases**

Shop #	Property Location	State	Property Address	Landlord Name	Landlord Address	Landlord City, State and Zip	Cure Amount	Comm. Date	Exp. Date
164	South Bend / Mishawaka	IN	3505 N. Home St, Suite 101, 46545	HOMER STREET BUSINESS CENTER	P.O. BOX 787	GRANGER, IN 46530	\$0.00	11/01/07	10/31/08
65	Watertown/Boston	MA	309 Main St. Rear 02472	HUTCHINS CORP.	ATTN: DIANE 16 CHESTER ROAD	BELMONT, MA 02478-2805	\$0.00	02/01/08	01/31/09
277	Salem / Keizer	OR	4229 River Road North, Suite 150	TI WOOK KIM & SUNG SOOK KIM	12012 SE WILLIAM OTTY ROAD	CLACKAMAS, OR 97015-7704	\$0.00	06/01/07	07/31/10
179	Danville	VA	3006 Riverside Drive, 24541	HERRY R. DAVIS	117 FOXWOOD PLACE	DANVILLE, VA 24540	\$0.00	08/15/07	08/31/10
133	Bangor	ME	1498 Hammond Street, 04401	JOHN S TROTT	PO BOX 6100	HERMON, ME 04402	\$0.00	08/01/06	07/31/11
275	Las Vegas	NV	5010 S. Decatur, Suite D.	JOHNSON NORTHWOOD GROUP	P. o. Box 57225	PHOENIX, AZ 85072-2725	\$0.00	09/01/06	08/31/11
31	Albany / Guilderland	NY	1981 Western Avenue, 12203	JON KAPLAN	1806 Erie Blvd	SCHENECTADY, NY 12308	\$0.00	12/15/07	12/14/08

**EXHIBIT A**  
**Assumed and Assigned Leases**

Shop #	Property Location	State	Property Address	Landlord Name	Landlord Address	Landlord City, State and Zip	Cure Amount	Comm. Date	Exp. Date
2	Rhoadsburg	PA	3171 Columbia Blvd, 17815	KEN LEVINE & RICH RUTTA	220 DIVISION STREET	KINGSTON, PA 18704	\$0.00	1/1/1998	12/31/2010
3	Monticello	NY	351 Broadway, 12701	KEN LEVINE & RICH RUTTA	220 DIVISION STREET	KINGSTON, PA 18704	\$0.00	1/1/1998	12/31/2010
4	Sunbury	PA	4th & Packer St, 17801	KEN LEVINE & RICH RUTTA	220 DIVISION STREET	KINGSTON, PA 18704	\$0.00	1/1/1998	12/31/2010
5	Williamsport	PA	251 Penn St, 17701	KEN LEVINE & RICH RUTTA	220 DIVISION STREET	KINGSTON, PA 18704	\$0.00	1/1/1998	12/31/2010
9	Altoona	PA	1800 13th Ave, 16603	KEN LEVINE & RICH RUTTA	220 DIVISION STREET	KINGSTON, PA 18704	\$0.00	1/1/1998	12/31/2010

**EXHIBIT A**  
**Assumed and Assigned Leases**

Shop #	Property Location	State	Property Address	Landlord Name	Landlord Address	Landlord City, State and Zip	Cure Amount	Comm. Date	Exp. Date
12	Robbinsville/Princeton	NJ	1161 US Rt. 130, 08691	KEN LEVINE & RICH RUTTA	220 DIVISION STREET	KINGSTON, PA 18704	\$0.00	1/1/1998	12/31/2010
14	W. Coopersport	PA	Route 6, 16915	KEN LEVINE & RICH RUTTA	220 DIVISION STREET	KINGSTON, PA 18704	\$0.00	1/1/1998	12/31/2010
18	Wappingers Falls / Poughkeepsie	NY	1578 Route 9, Imperial Plaza, 12590	KEN LEVINE & RICH RUTTA	220 DIVISION STREET	KINGSTON, PA 18704	\$0.00	1/1/1998	12/31/2010
20	Lebanon	PA	720 E. Lehman, 17046	KEN LEVINE & RICH RUTTA	220 DIVISION STREET	KINGSTON, PA 18704	\$0.00	1/1/1998	12/31/2010
30	Yorkville (Utica)	NY	4942 Commercial Dr., 13495	KEN LEVINE & RICH RUTTA	220 DIVISION STREET	KINGSTON, PA 18704	\$0.00	1/1/1998	12/31/2010
52	Manchester	NH	179 S. Willow St., 03103	KEN LEVINE & RICH RUTTA	220 DIVISION STREET	KINGSTON, PA 18704	\$0.00	1/1/1998	12/31/2010
36	Endwell	NY	3200 Pearl St., 13760	KEN LEVINE & RICH RUTTA	220 DIVISION STREET	KINGSTON, PA 18704	\$0.00	1/1/1998	12/31/2010



**EXHIBIT A  
Assumed and Assigned Leases**

Shop #	Property Location	State	Property Address	Landlord Name	Landlord Address	Landlord City, State and Zip	Comm. Date	Exp. Date
90	Johnstown	PA	166 Homer St., 15902	KEN LEVINE & RICH RUTTA	220 DIVISION STREET	KINGSTON, PA 18704	1/1/1998	12/31/2010
29	Scranton Plate	PA	529 Wyoming Ave, 18509	KEN LEVINE & RICH RUTTA	220 DIVISION STREET	KINGSTON, PA 18704	01/01/06	12/31/08
47	Westfield / Springfield	MA	827 Boston Rd. 01103	KENMORE REALTY TRUST	C/O MARK R. DRAYMORE 1350 MAIN STREET, 1ST FLOOR	SPRINGFIELD, MA 01103	Month to Month	Month to Month
264	Leominster / Hitchburg	MA	68 Nashua St., Leominster, MA 01453	KENNETH & LINDA HUCKINS	30 OAKWIND HOLLOW ROAD	LEOMINSTER, MA 01453	01/01/07	12/31/09
8	Nanuet	NY	198 E. Rt. 59 10954	KENT ROUTE 59 CORP.	1800 SOUTH OCEAN BLVD., 1505	POMERANO BEACH, FL 33062	01/13/06	12/31/10
308	Portland (Milwaukee)	OR	14200 SE McLoughlin Blvd 97267	KIRSEY & MCWILLIAM INC	P.O. BOX 1696	BEAVERTON, OR 97075	01/01/08	12/31/10
40	Queensbury / Glens Falls / Hudson Falls	NY	20 Main Street, 12804	LAWRENCE LUISIER	3 LIBERTY WAY	CLIFTON PARK, NY 12065		

**EXHIBIT A  
Assumed and Assigned Leases**

Shop #	Property Location	State	Property Address	Landlord Name	Landlord Address	Landlord City, State and Zip	Curr Amount	Comm. Date	Exp. Date
239	San Antonio / Leon Valley	TX	6400 IH-10 West, 78201	LECO MANAGEMENT	3707 NST MARY'S STR 201	SAN ANTONIO, TX 78212	\$0.00	11/15/05	11/14/08
215	Gadsden	AL	943 Forrest Ave., 35901	LEON GARRON	943 FORREST AVE	GADSDEN, AL 35901	\$0.00	8/12/07	7/31/2008
250	Katyette	LA	3138 West Pinhook Road 70508	LIONELL L BREAUX	PO BOX 125	DARROW, LA 70725	\$0.00	1/12/06	12/31/2008
148/52	Norcross / Atlanta	GA	6654-B Jimmy Carter Blvd Norcross, GA 30071	LIT/HODGES INDUSTRIAL TRUST	PO BOX 931932	ATLANTA, GA 31193-1932	\$64.40	7/12/06	10/31/2006
139	Zanesville	OH	903 Linden Ave, 43701	M & S A PARTNERSHIP	933 LINDEN AVE	ZANESVILLE, OH 43701	\$0.00	10/01/07	09/30/11
22	Mt. Kisco	NY	383 N. Bedford Rd 10549	MARTABANO DEVELOPMENT CORP.	27 RADIO CIRCLE SUITE 200	Mt KISCO, NY 10549	\$411.41	08/01/07	07/31/08
212	Riverside	GA	7930 A Highway 85, 30274	MARY W. BLALOCK	PO BOX 775	JONESBORO, GA 30237	\$0.00	07/01/07	06/30/08
124	Fort Wayne	IN	5825 Covington Rd, 46805	MASSA PROPERTIES, LLC	7501 BRUSH COLLEGE ROAD	WOODBURN, IN 46797	\$0.00	05/01/05	04/30/08
10	Ithaca	NY	714 W. Clinton Street, 14850	MCCQUIRE FAMILY ENTERPRISES	504 S MEADOW STREET	ITHACA, NY 14850	\$1,003.57	02/01/07	01/31/09

EXHIBIT A  
Assumed and Assigned Leases

Shop #	Property Location	State	Property Address	Landlord Name	Landlord Address	Landlord City, State and Zip	Care Amount	Comm. Date	Exp. Date
58	Bearsden / Philadelphia / Bensalem	PA	439 Mill Road, 19020	MICHAEL P. ROSENELLO	445 MILL ROAD	ANDALUSIA, PA 19020	\$0.00	11/01/07	10/31/10
98	Milford / Dover	DE	973 N. Dupont Hwy., Milford Commons	MILFORD COMMONS PARTNERS, LLC	678 REISTERSTOWN ROAD	BALTIMORE, MD 21208	\$0.00	08/15/06	01/31/10
15	Abbecon / Pleasantville	NJ	645 S. Mill Road, Suite #2, 08201	MILL ROAD ASSOCIATES II, LLC	281 WEST ATLANTIC BLVD	OCEAN CITY, NJ 08226	\$0.00	03/01/07	02/28/10
291	Libertyville	IL	19087 W. Casey Road, 60048	MILLER LTD. PARTNERSHIP	ATTN: TOM MILLER 1829 S SHORE DRIVE	DELAWARE, WI 53115	\$915.00	04/01/08	03/31/09
286	Tracy / Stockton	CA	392 West Larch St, Units 31 & 33, 95304	MURCO MANAGEMENT, INC.	39111 PASO PADRE PKY, SUITE 310	FREMONT, CA 94538	\$438.00	Month to Month	Month to Month
80	Nashua	NH	522 Amburst St. 03063	NASH-TAMPOSI	40 TEMPLE STREET	NASHUA, NH 03060	\$0.00	Month to Month	Month to Month
112	Greensboro	NC	3829-A and 3829-AA High Point Road, 27407	NGUYEN PROPERTIES LLC	MR. XUA NGUYEN 3821-2A HIGH POINT ROAD	GREENSBORO, NC 27407	\$8.00	08/01/07	07/31/12

**EXHIBIT A  
Assumed and Assigned Leases**

Shop #	Property Location	State	Property Address	Landlord Name	Landlord Address	Landlord City, State and Zip	Cure Amount	Comm. Date	Exp. Date
19	Garwood	NJ	201 South Ave, 07027	NEN TOOL & DIE	50 FAULKNER DRIVE	WESTFIELD, NJ 07090	\$0.00	04/01/08	03/31/11
176	Linthicum / Catonsville	MD	806 "B" Backwood Court, 21090	PATAPSCO LIMITED LIABILITY LDM	C/O JAMES F KNOTT DEVELOPMENT CORP ONE TEXAS STATION COURT, SUITE 200	TIMONUM, MD 21093	\$0.00	10/01/07	09/30/10
134	Parkersburg	WV	663 7th St, 26101	PAUL A. JAMES G. BURDETTE	PO BOX 3770	PARKERSBURG, WV 26103	\$0.00	06/01/07	05/31/10
312	Reading	PA	1949 Centre Avenue, Unit 1, 19605-2815	PAUL G. HAGERTY, III	P.O. BOX 332	LINCOLNINGTON, PA 18952	\$890.18	07/01/07	06/30/10
237	Irving	TX	1432 North Belling, 75060	PHILLIP BAKER	1706 WILLIAMS ROAD	IRVING, TX 75061	\$0.00	05/01/06	04/30/11
188	Arden / Asheville	NC	221-A Airport Road, 28704	POCAHONTAS PROPERTIES, LLC	578 WOODRUFF ROAD	GREENVILLE, SC 29607	\$0.00	06/01/07	05/31/10
274	Bluefield	VA	801 College Ave, Suite 2, 24605	QUEEN DAIRY LLC	Rt# Chopra, 2113 COLLEGE AVENUE	BLUEFIELD, VA 24605	\$5,812.12	9/1/2006	8/31/2011

**EXHIBIT A  
Assumed and Assigned Leases**

Slip #	Property Location	State	Property Address	Landlord Name	Landlord Address	Landlord City, State and Zip	Cure Amount	Comm. Date	Exp. Date
251	Augusta	ME	251 State Street, 04330	R&W TRUST	1220 LISBON STREET	LEWISTON, ME 04240	\$0.00	04/01/07	03/31/08
25	Carlisle	PA	1419 Trindle Road, 17015	R. SCOTT MARTIN	55 Army Heritage Drive	CARLISLE, PA 17013	\$0.00	03/01/06	02/28/09
135	Newburgh	NY	139-143 S. Robinson Ave, 12550	R. G. W. ASSOCIATES, LLC	135 SOUTH ROBINSON AVENUE	NEWBURGH, NY 12550	\$76.47	06/01/06	05/31/08
120	Massena	NY	11 Railroad St., 13662	REAL C COUPAL AND THELMA B COU	60 FRENCHIE CHEVROLET 13 WELLINGTON DRIVE	MASSENA, NY 13662	\$73.08	04/01/07	03/31/11
173	Maricotta	GA	1011 South Maricotta Parkway, Unit 8, 30060	RYV CORPORATION	1720 OLDSPRINGHOUSE LANE SUITE 314	ATLANTA, GA 30338	\$478.38	04/01/08	03/31/10
95	Hornell	NY	7500 Seneca Road N, Suite 101, 14843	RONALD WILKINS	PATRICIA WILKINS PO BOX 98 972 ROUTE 36	HORNELL, NY 14843	\$0.00	Month to Month	Month to Month
50	West Hartford	CT	226 South Street, 06110	ROYAL REALTY COMPANY	40 JANSEN COURT	WEST HARTFORD, CT 06110	\$0.00	02/01/04	01/31/09
66	Morgantown	WV	203 Greenbagg Roadway, 26505	RUSLYN PROPERTIES	PO BOX 4265	STAR CITY, WV 26504	\$0.00	02/01/08	01/31/10

**EXHIBIT A**  
**Assumed and Assigned Leases**

Shop #	Property Location	State	Property Address	Landlord Name	Landlord Address	Landlord City, State and Zip	Cure Amount	Comm. Date	Exp. Date
272	Rutland	VT	117 US Route 4 East, 05701	RUTLAND FUEL COMPANY	207 US ROUTE 4 EAST	RUTLAND, VT 05701	\$0.00	07/01/06	06/30/09
13	Kingston	PA	355 Pierce Street, 18704	SMS SERVICE CORP.	355 PIERCE STREET	KINGSTON, PA 18704	\$377.62	03/01/03	02/28/09