

Prepared by and return to:

David T. Pryzwansky, The Pryzwansky Law Firm, P.A., 1130 Situs Court, Suite 244, Raleigh, NC 27606

STATE OF NORTH CAROLINA :

NOTICE OF TERMINATION OF LEASE

COUNTY OF WAKE :

This NOTICE OF TERMINATION OF LEASE ("Notice") is made and entered into as of the 1<sup>st</sup> day of April, 2025, by and between CLAUDE F. SMITH VII LLC, a North Carolina limited liability company, CLAUDE F. SMITH VII CORPORATE LLC, a North Carolina limited liability company and CAROPINES, INC., a North Carolina corporation (collectively, "Landlord") and Valley Master Partnership LLC, a North Carolina limited liability company, successor by conversion from Valley Master Partnership Limited Partnership ("Tenant").

WHEREAS, Landlord leased the property described on **Exhibit A** attached hereto ("Property") to Tenant, a memorandum of such lease being recorded in Book 11750, page 1039, Wake County Registry.

NOW, THEREFORE, take notice that the lease between Landlord and Tenant was terminated with respect to the Property as of March 5, 2025.

IN WITNESS WHEREOF, the foregoing entities have executed this Notice as of the day and year first above written.

[signatures on following pages]

submitted electronically by "The Pryzwansky Law Firm"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Wake County Register of Deeds.

Valley Master Partnership LLC, a North Carolina  
limited liability company

(successor by conversion from Valley Master  
Partnership Limited Partnership)

By: General Parts, Inc.,

a North Carolina corporation, its Manager

By: 

Name: Clifford C. McKisson

Title: Vice President

COMMONWEALTH OF VIRGINIA :  
COUNTY OF ROANOKE :

I, a Notary Public certify that Clifford C. McKisson of General Parts, Inc., a North Carolina corporation, Manager of Valley Master Partnership LLC, a North Carolina limited liability company personally came before me this day and being duly authorized executed the foregoing instrument on behalf of the company.

Witness my hand and official seal, this the 17<sup>th</sup> day of April, 2025.

  
Notary Public

My Commission expires: 3.31.28



Caropines, Inc.,  
a North Carolina corporation

By: Claudia S Robinette  
Claudia S. Robinette, President

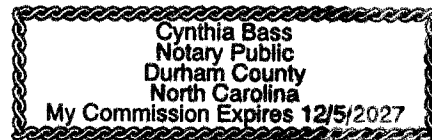
STATE OF NORTH CAROLINA :  
COUNTY OF MOORE :

I, a Notary Public certify that Claudia S. Robinette, President of Caropines, Inc., a North Carolina corporation personally came before me this day and being duly authorized executed the foregoing instrument on behalf of the corporation.

Witness my hand and official seal, this the 7<sup>th</sup> day of April, 2025.

Cynthia Bass  
Notary Public

My Commission expires: 12/5/2027



Claude F. Smith VII LLC  
a North Carolina limited liability company

By: Claudia S Robinette  
Claudia S. Robinette, Manager

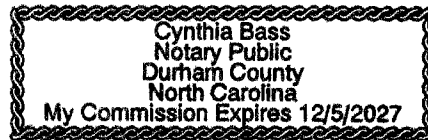
STATE OF NORTH CAROLINA :  
COUNTY OF MOORE :

I, a Notary Public certify that Claudia S. Robinette, Manager of Claude F. Smith VII LLC, a North Carolina limited liability company personally came before me this day and being duly authorized executed the foregoing instrument on behalf of the company.

Witness my hand and official seal, this the 7<sup>th</sup> day of April, 2025.

Cynthia Bass  
Notary Public

My Commission expires: 12/5/2027



Claude F. Smith VII Corporate LLC  
a North Carolina limited liability company

By: Claudia S. Robinette  
Claudia S. Robinette, Manager

STATE OF NORTH CAROLINA :  
COUNTY OF MOORE :

I, a Notary Public certify that Claudia S. Robinette, Manager of Claude F. Smith VII Corporate LLC, a North Carolina limited liability company personally came before me this day and being duly authorized executed the foregoing instrument on behalf of the company.

Witness my hand and official seal, this the 7<sup>th</sup> day of April, 2025.

Cynthia Bass  
Notary Public

My Commission expires: 12/5/2027

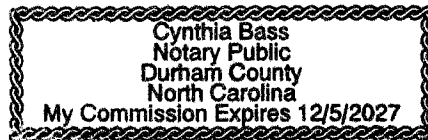


Exhibit A

BEING in Wake County, North Carolina and more particularly described as follows:

BEING all of Lot 2 containing 0.93 acres as shown on that map recorded in Book of Maps 1998, Page 766, Wake County Registry.