

PREPARED BY AND RETURN
TO AFTER RECORDING:

Alison Richter, Esq.
Ulta Salon, Cosmetics & Fragrance
1135 Arbor Drive
Romeoville, IL 60446

2007 080505

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2007 OCT -9 AM 11:12

MICHAEL A. BROWN
RECORDER

Parcel Identification No.:

(above space for recording only)

MEMORANDUM OF LEASE

Notice is hereby given that Crossings at Hobart-I, LLC, an Ohio limited liability company ("Landlord") having an address of 1798 Frebis Avenue, Columbus, OH 43206 and Ulta Salon, Cosmetics & Fragrance, Inc., a Delaware corporation ("Tenant") having an address of 1135 Arbor Drive, Romeoville, Illinois 60446, have entered into a Lease (the "Lease"), dated March 27, 1995, pertaining to certain premises located within the real property described in Exhibit A attached hereto (the "Shopping Center"), known as Store No. 41. The current term of such Lease shall expire as of October 31, 2015, and Tenant has the option to extend such term for **one (1)** additional renewal period of **five (5) years**. Among other things, the Lease grants to Tenant the right along with Landlord and other tenants in the Shopping Center to use the Common Area of the Shopping Center, including without limitation roads, driveways, sidewalks and parking areas, grants certain rights with respect to Landlord's pylon sign structures, and, prohibits other tenants from engaging in (i) the retail sale of cosmetics, fragrances, health and beauty products, hair care products and accessories; personal care appliances; skin care products, and body care products; (ii) the operation of a full service beauty salon; (iii) the operation of a nail salon; (iv) the operation of a professional day spa; and (v) the sale of related goods and services, all as detailed more fully in the Lease.

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260603-3

→ CSC - Chicago
33 n. LaSalle Suite 2320
Chicago IL 60602

3321
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IN WITNESS WHEREOF, Landlord and Tenant have executed this Memorandum of Lease as of the 18 day of Sept, 2007.

LANDLORD:

Crossings at Hobart-I, LLC,
an Ohio limited liability company

Witnesses:

Gina Robinson
Andrea Studebaker

By: [Signature]
Name: Jay Schottenstein
Title: President

TENANT:

Ultra Salon, Cosmetics & Fragrance, Inc.,
a Delaware corporation

Witnesses:

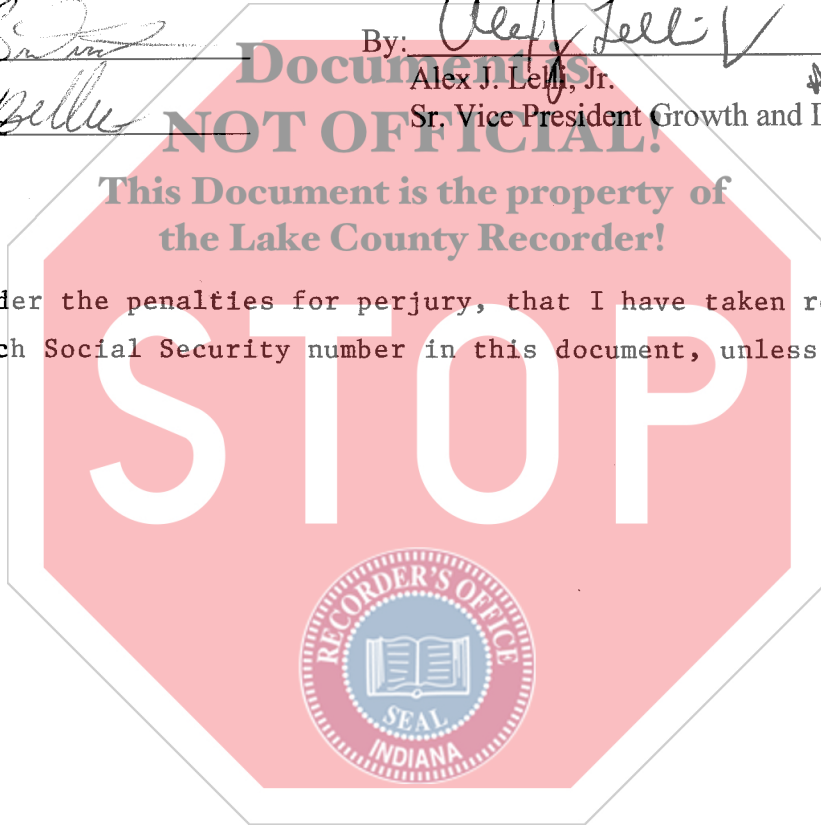
Karen Burton
Karen Belle

By: Alex J. Lelli, Jr.
Alex J. Lelli, Jr. AMR
Sr. Vice President Growth and Development

Documents
NOT OFFICIAL!

This Document is the property of
the Lake County Recorder!

"I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law."



STATE OF Ohio)
COUNTY OF Franklin) SS:

The foregoing instrument was acknowledged before me this 18 day of Sept., 2007, by Jay Schottenstein as President, on behalf of Crossings at Hobart I, LLC, a(n) Ohio limited liability company, on behalf of Landlord.

Rebecca A. Rhoades
Notary Public

My Commission expires:

[NOTARY SEAL]



REBECCA A. RHOADES
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES AUG. 9, 2012

STATE OF ILLINOIS)
COUNTY OF WILL)) SS:

The foregoing instrument was acknowledged before me this 23rd day of August, 2007, by Alex J. Lelli, Jr. as Senior Vice President Growth and Development of Ultra Salon, Cosmetics & Fragrance, Inc., a Delaware corporation, on behalf of the Tenant.

Patricia K. Prechel
Notary Public

My Commission expires:

[NOTARY SEAL]

7-13-11



PATRICIA K. PRECHEL
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
July 13, 2011

EXHIBIT A

(Legal Description)

Attached hereto



EXHIBIT A-1

LEGAL DESCRIPTION

Parcel I: (Fee Simple)

Part of the North 1/2, Section 23, Township 35 North, Range 8 West of the 2nd P.M., in Lake County, Indiana, described as: Commencing at the Northwest corner of said Section 23, thence South 02° 42' 00" East along the West line of said Section 23 a distance of 842.20 feet to the Southerly right-of-way line of the Chesapeake and Ohio Railroad, thence South 62° 42' 00" East along said South line 1615.41 feet, thence South 27° 18' 00" West, 748.26 feet, thence South 88° 25' 00" West, 134.54 feet to the point of beginning of this described parcel thence continuing South 88° 25' 00" West, 326.65 feet, thence South 01° 35' 00" East, 193.56 feet to the Northerly line of U.S. Highway #30, thence Easterly along the Northerly line of said Highway, 309.65 feet, thence North 01° 35' 00" West, 43.06 feet, thence North 88° 25' 00" East, 17.0 feet; thence North 01° 35' 00" West, 150 feet to the point of beginning. Except that part conveyed to the State of Indiana by Warranty Deed recorded September 19, 1978 as Document No. 491229 described as follows: a part of the Northwest Quarter of Section 23, Township 35 North, Range 8 West, Lake County, Indiana, described as follows: commencing at the Northwest corner of said Section, thence South 0 degrees 01 minutes 00 seconds West 2,287.90 feet along the West line of said Section to the Southwest corner of the owner's land, thence South 89 degrees 59 minutes 00 seconds East 350.00 feet to the corner of the owner's land, thence South 0 degrees 01 minutes 00 seconds West 196.90 feet along the West line of the owner's land to the North boundary of U.S.R. 30, thence along the boundary of said U.S.R. 30 Easterly 463.51 feet along an arc to the right and having a radius of 53,814.79 feet and subtended by a long chord having a bearing of South 89 degrees 02 minutes 50 seconds East and a length of 463.51 feet to the point of beginning of this description, thence North 1 degree 11 minutes 58 seconds East 10.00 feet, thence South 88 degrees 46 minutes 26 seconds East 50.01 feet, thence South 1 degree 15 minutes 10 seconds West 10.00 feet to the North boundary of U.S.R. 30, thence along the boundary of said U.S.R. 30 Westerly 50.00 feet along an arc to the left and having a radius of 53,814.79 feet and subtended by a long chord having a bearing of North 88 degrees 46 minutes 26 seconds West and a length of 50.00 feet to the point of beginning.

Parcel II: (Fee Simple)

Part of the North 1/2 Section 23, Township 35 North Range 8 West of the 2nd P.M., in Lake County, Indiana, described as: Commencing at the Northwest corner of said Section 23, thence South 02° 42' 00" East along the west line of said Section 23 a distance of 842.20 feet to the Southerly right-of-way line of the Chesapeake and Ohio Railroad, thence South 62° 42' 00" East along said Southerly right-of-way 1845.00 feet to the point of beginning of this described parcel, thence South 27° 18' 00" West, 274.33 feet; thence South 62° 42' 00" East, 4.0 feet; thence South 27° 18' 00" West, 80.00 feet; thence South 62° 42' 00" East, 26.41 feet; thence South 27° 18' 00" West 275.00 feet; thence North 62° 42' 00" West, 260.0 feet; thence South 27° 18' 00" West, 339.51 feet more or less to the Northerly line of U.S. Highway #30; thence on a curve to the right with a radius of 53,817.23 feet a distance of 87.67 feet to the point of curve; thence North 88° 37' 48"

SCHEDULE A-PAGE 2

* and as further amended by a Second Amendment to Declaration of Easements, Covenants and Conditions with Attached Consents recorded on August 19, 1994 as Document No. 94-059148

**SCHEDULE A
LEGAL DESCRIPTION CONTINUED**

Supplemental Agreement recorded January 30, 1979 as Document No. 513565; by Amendment to Declaration of Easements, Covenants and Conditions recorded March 20, 1987 as Document No. 907788, and by Supplemental Agreement recorded March 20, 1987 as Document No. 907791,* over, upon and across the following described tract, also known as: Toys "R" Us Parcel.)

Part of the North half of Section 23, Township 35 North Range 8 West of the 2nd P.M., Lake County, Indiana, described as commencing at the Northwest corner of said Section 23; thence South 02 degrees 42 minutes 00 seconds East along the West line of said Section 23, 842.20 feet to the South right-of-way line of the Chesapeake and Ohio Railroad, thence South 62 degrees 42 minutes 00 seconds East along said South line, 1652.33 feet to the place of beginning; thence continuing South 62 degrees 42 minutes 00 seconds East along said South line, 192.67 feet; thence South 27 degrees 18 minutes 00 seconds West, 274.33 feet, thence South 62 degrees 42 minutes 00 seconds East 4.00 feet; thence South 27 degrees 18 minutes 00 seconds West, 80.00 feet; thence South 62 degrees 42 minutes 00 seconds East, 26.41 feet; thence South 27 degrees 18 minutes 00 seconds West, 275.00 feet; Thence North 62 degrees 42 minutes 00 seconds West, 260.00 feet; thence North 27 degrees 18 minutes 00 seconds East, 275.00 feet; thence South 62 degrees 42 minutes 00 seconds East, 36.92 feet; thence North 27 degrees 18 minutes 00 seconds East, 354.33 feet to the place of beginning. (Said Easement benefits all parcels described in Schedule A hereof.)

Parcel V: (Non-Exclusive Easement Rights for vehioular and pedestrian ingress and egress, parking and drainage as set out in Dedication of Easements, Covenants and Conditions recorded January 30, 1979 as Document No. 513561, and as amended by Supplemental Agreement recorded January 30, 1979 as Document No. 513565 by Amendment to Declaration of Easements, Covenants and Conditions recorded March 20, 1987 as Document No. 907788 and by Supplemental Agreement recorded March 20, 1987 as Document No. 907791,* over, upon and across the following described tract, also known as Merrillville Plaza Associates Parcel.) Part of the North 1/2 of Section 23, Township 35 North Range 8 West of the 2nd Principal Meridian of the Ross Township, Lake County, Indiana, lying Southwesterly of the 100 foot right-of-way of the Chesapeake and Ohio Railroad and North of the 200 foot right-of-way of U.S. Highway No. 30, described as follows:

Commencing at the Northwest corner of said Section 23; thence South 02o 42' 00" East along the West line of said Section 23 a distance of 1,258.66 feet to the point of beginning of this described parcel; thence North 87o 18' 00" East, 721.33 feet more or less to the South line of said 100 foot wide Chesapeake and Ohio Railroad right-of-way, thence South 62o 42' 00" East along said South right-of-way, 819.41 feet to a point, 1,652.33 feet South 62o 42' 00" East from the West line of said Section 23 and measured along the South line of said railroad right-of-way; thence South 27o 18' 00" West, 354.33 feet; thence North 62o 42' 00" West, 36.92 feet; thence South 27o 18' 00" West, 614.54 feet more or less to the Northerly right-of-way line of U.S. Highway #30; thence Westerly along the Northerly line of said Highway, 44.97 feet; thence North 01o 35' 00" West, 43.06 feet; thence North 88o 25' 00" East, 17.0 feet; thence North 01o 35' 00" West, 150 feet; thence South 88o 25' 00" West, 326.65 feet; thence South 01o

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SCHEDULE A
LEGAL DESCRIPTION CONTINUED

35' 00" East, 193.56 feet to the Northerly right-of-way of U.S. Highway No. 30; thence Westerly along the Northerly line of said Highway, 210 feet to the East line of the American Oil Property described in Deed Recorded in Deed Record 1288 page 199, thence North 02° 42' 00" West, 191.812 feet along said East line, thence South 87° 18' 00" West, 350 feet to a point on the West line of said Section 23, that is 2,287.90 feet South of the Northwest corner of said Section 23, thence North 02° 42' 00" West, 1,029.24 feet to the point of beginning. (Easements benefit all parcels described in Schedule A hereof, except drainage easement which benefits only Parcels I, II and IV.)

Parcel VI: (Intentionally omitted.)

Parcel VII: (Fee Simple)

Part of the North 1/2, Section 23, Township 35 North, Range 8 West of the 2nd Principal Meridian, in Ross Township, Lake County, Indiana, described as follows: Beginning at the Intersection of the North right-of-way line of U.S. Highway No. 30 and the East line of the West 1/2, West 1/2, Northeast 1/4 of said Section 23, thence South 88° 37' 48" West along the North right-of-way line of said highway a distance of 178.62 feet more or less to the Northeastern right-of-way line of the abandoned C & O Railroad; thence North 62° 42' West along said railroad right-of-way, 1724.96 feet; thence North 27° 18' East 20.00 feet; thence North 88° 37' 48" East, 1661.95 feet more or less to the East line of the West 1/2, West 1/2, Northeast 1/4 of said Section 23; thence South 02° 45' 46" East 845.37 feet more or less to the point of beginning.

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Parcel VIII: (Fee Simple)

The Southeast Quarter of the Northeast Quarter of Section 23, Township 35 North Range 8 West of the 2nd P.M., and the East half of the Southwest Quarter of the Northeast Quarter of Section 23, Township 35 North Range 8 West of the 2nd P.M. lying North of the Northerly right-of-way line of U.S. Highway No. 30 EXCEPTING that part of the Southeast Quarter of the Northeast Quarter of said Section 23, described as follows: Commencing at the intersection of the North right-of-way line of the U.S. Highway #30 with the East line of the Northeast Quarter of said Section 23; thence West along the North line of U.S. Highway No. 30, a distance of 180 feet; thence North parallel to the East line of the Northeast Quarter of said Section 23, a distance of 150 feet; thence East parallel to the North line of U.S. Highway No. 30, a distance of 180 feet to the East line of the Northeast Quarter of said Section 23; thence South 150 feet to the point of beginning, in Lake County, Indiana.

Also excepting therefrom that portion described as follows:

Commencing at the point of intersection of the North right-of-way line of U.S. Highway No. 30 with the East line of the Northeast 1/4 of said Section 23, thence North 2 degrees 48 minutes 02 seconds West on the East line of the Northeast 1/4 of said Section 23, a distance of 150.0 feet; thence West parallel to the North line of U.S. Highway 30, a distance of 60.01 feet to a point on a line 60.00 feet West of and parallel to the East line of the Northeast 1/4 of said Section 23, said point being the point of beginning of the hereinafter described tract; thence continuing West on a line parallel to the North line of U.S. Highway 30, a distance of 140.0 feet to a point; thence North 2 degrees 48 minutes 02 seconds West on a line parallel to the East line of the Northeast 1/4 of said Section 23, a distance of 95.17 feet; thence South 88 degrees 37 minutes 48 seconds West, a distance of 166.44 feet to a point, thence South 1 degree 22 minutes 12 seconds East, a distance of 246.32 feet to a point on the North right-of-way line of U.S. Highway 30, thence Westerly on the North right-of-way line of U.S. Highway 30, a distance of 233.50 feet on the arc of a circle whose chord has a bearing of South 88 degrees 20 minutes 00 seconds West, a chord length of 233.50 feet and a radius of 98117.96 feet to a point; thence North 1 degree 22 minutes 12 seconds West, a distance of 762.53 feet to a point; thence North 88 degrees 37 minutes 48 seconds East, a distance of 28.64 feet to a point; thence North 1 degree 22 minutes 12 seconds West, a distance of 282.84 feet to a point; thence South 88 degrees 37 minutes 48 seconds West, a distance of 50.00 feet to a point; thence North 1 degree 22 minutes 12 seconds West, a distance of 160.00 feet to a point on the North line of the Southeast 1/4 of the Northeast 1/4 of said Section 23, thence North 87 degrees 54 minutes 56 seconds East on the last described line, a distance of 537.27 feet to a point on a line 60.0 feet West of and parallel to the East line of the Northeast 1/4 of said Section 23; thence South 2 degrees 48 minutes 02 seconds East on a line 60.0 feet West of and parallel to the East line of the Northeast 1/4 of said Section 23, a distance of 1058.72 feet to the point of beginning.

Also excepting therefrom that portion described as follows:

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Commencing at the point of intersection of the North right-of-way line of U.S. Highway No. 30 with the East line of the Northeast 1/4 of said Section 23, thence North 2 degrees 48 minutes 02 seconds West on the East line of the Northeast 1/4 of said Section 23, a distance of 150.0 feet; thence West parallel to the North line of U.S. Highway 30, a distance of 50.01 feet to a point on a line 50.0 feet West of and parallel to the East line of the Northeast 1/4 of said Section 23, thence continuing West on a line parallel to the North line of U.S. Highway 30, a distance of 150.0 feet to a point; said point being the point of beginning of the hereinafter described tract; thence North 2 degrees 48 minutes 02 seconds West on a line parallel to the East line of the Northeast 1/4 of said Section 23, a distance of 95.17 feet; thence South 88 degrees 37 minutes 48 seconds West, a distance of 166.44 feet to a point; thence South 1 degree 22 minutes 12 seconds East, a distance of 246.32 feet to a point on the North right of way line of U.S. Highway 30, thence Easterly on the North right of way line of U.S. Highway 30, a distance of 172.56 feet on the arc of a circle whose chord has a bearing of North 88 degrees 12 minutes 53 seconds East, a chord length of 172.56 feet and a radius of 98117.96 feet to a point; thence North 2 degrees 48 minutes 02 seconds West, a distance of 149.98 feet to the point of beginning.

Also excepting therefrom that portion described as follows:

That part of the South East 1/4 of the North East 1/4 of Section 23, Township 35 North, Range 8 West of the 2nd Principal Meridian lying North of the Northerly right-of-way line of U.S. Highway No. 30 bounded and described as follows: Commencing at the point of intersection of the North right of way line of U.S. Highway No. 30 with the East line of the Northeast 1/4 of said Section 23, thence North 2 degrees 48 minutes 02 seconds West on the East line of the Northeast 1/4 of said Section 23, a distance of 150.0 feet; thence West parallel to the North line of U.S. Highway 30, (said parallel line having a bearing of South 88 degrees 06 minutes 00 seconds West) a distance of 180.0 feet to the point of beginning; thence continuing South 88 degrees 06 minutes 00 seconds West on said line parallel to the North line of U.S. Highway 30, a distance of 20.01 feet to a point; thence South 2 degrees 48 minutes 02 seconds East on a line parallel to the East line of the Northeast 1/4 of said Section 23, a distance of 149.98 feet; to a point on the North right of way line of U.S. Highway 30, thence Easterly on the North right of way line of U.S. Highway 30, a distance of 20.01 feet on the arc of a circle whose chord has a bearing of North 88 degrees 09 minutes 31 seconds East, a chord length of 20.01 feet and a radius of 98117.96 feet to a point; thence North 2 degrees 48 minutes 02 seconds West on a line parallel to the East line of the Northeast 1/4 of said Section 23, a distance of 150.00 feet to the point of beginning. All in Lake County, Indiana.

Also excepting therefrom that portion described as follows:

That part of the Southeast 1/4 of the North East 1/4 of Section 23, Township 35 North, Range 8 West of the 2nd Principal Meridian lying North of the Northerly right-of-way line of U.S. Highway No. 30 bounded and described as follows: Commencing at the point of intersection of the North right of way of U.S. Highway No. 30 with the East line of the Northeast 1/4 of said Section 23,

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thence North 2 degrees 48 minutes 02 seconds West on the East line of the Northeast 1/4 of said section 23, a distance of 150.0 feet to the point of beginning; thence West parallel to the North line of U.S. Highway 30, a distance of 60.01 feet to a point on a line 60.0 feet west of and parallel to the East line of the Northeast 1/4 of said Section 23; thence North 2 degrees 48 minutes 02 seconds West on a line parallel to the East line of the Northeast 1/4 of said Section 23, a distance of 1058.72 feet to a point on the North line of the Southeast 1/4 of the Northeast 1/4 of said Section 23, thence North 87 degrees 54 minutes 56 seconds East of the last described line, a distance of 60.01 feet to a point on the East line of the Northeast 1/4 of said Section 23; thence South 2 degrees 48 minutes 02 seconds East on the East line of the Northeast 1/4 of said Section 23, a distance of 1058.91 feet to the point of beginning. All in Lake County, Indiana.

Parcel IX: (Non-Exclusive Easement Rights appurtenant for roadways, walkways, ingress and egress and parking facilities as created by Easement Document dated May 17, 1990, recorded August 1, 1990 as Document No. 114786 over the following described land:)

That part of the South East 1/4 of the North East 1/4 of Section 23, Township 35 North, Range 8 West of the 2nd Principal Meridian lying North of the Northerly right-of-way line of U.S. Highway No. 30 bounded and described as follows: Commencing at the point of intersection of the North right of way line of U.S. Highway No. 30 with the East line of the Northeast 1/4 of said Section 23, thence North 2 degrees 48 minutes 02 seconds West on the East line of the Northeast 1/4 of said Section 23, a distance of 150.0 feet; thence West parallel to the North line of U.S. Highway 30, a distance of 50.01 feet to the point on a line 50.0 feet West of and parallel to the East line of the Northeast 1/4 of said Section 23, said point being the point of beginning of the hereinafter described tract; thence continuing West on a line parallel to the North line of U.S. Highway 30, a distance of 150.0 feet to a point; thence North 2 degrees 48 minutes 02 seconds West on a line parallel to the East line of the Northeast 1/4 of said section 23, a distance of 95.17 feet; thence South 88 degrees 37 minutes 46 seconds West, a distance of 166.44 feet to a point, thence South 1 degree 22 minutes 12 seconds East, a distance of 246.32 feet to a point on the North right of way line of U.S. Highway 30, thence Westerly on the North right of way line of U.S. Highway 30, a distance of 233.50 feet on the arc of a circle whose chord has a bearing of South 88 degrees 20 minutes 00 seconds West, a chord length of 233.50 feet and a radius of 98117.96 feet to a point; thence North 1 degree 22 minutes 12 seconds West, a distance of 762.53 feet to a point; thence North 88 degrees 37 minutes 48 seconds East, a distance of 28.64 feet to a point; thence North 1 degree 22 minutes 12 seconds West, a distance of 282.84 feet to a point; thence South 88 degrees 37 minutes 48 seconds West, a distance of 50.00 feet to a point; thence North 1 degree 22 minutes 12 seconds West, a distance of 160.0 feet to a point on the North line of the Southeast 1/4 of the Northeast 1/4 of said section 23, thence North 87 degrees 54 minutes 56 seconds East on the last described line, a distance of 547.27 feet to a point on a line 50.0 feet West of and parallel to the East line of the Northeast 1/4 of said Section 23; thence South 2 degrees 48 minutes 02 seconds East on a line 50.0 feet West of and parallel to the East line of the Northeast 1/4 of said Section 23, a distance of

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1058.75 feet to the point of beginning, all in Lake County, Indiana. (Said
Easement benefits Parcel VIII.)

