STATE OF INDICA LAKE COUNTY FILED FOR RECORD

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MICHAEL B. BROWN RECORDER

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### **MEMORANDUM OF LEASE**

NOTICE IS HEREBY GIVEN pursuant to this memorandum of lease (the "Memorandum") of that certain unrecorded Lease dated the 21 day of July 2014 (the "Lease"), by and between INDIANA LAND BECKNELL INVESTORS LLC, a Delaware limited liability company, hereinafter called "Landlord" and SUNBELT RENTALS, INC., a North Carolina corporation, hereinafter called "Tenant".

WHEREAS, Landlord and Tenant entered into the Lease for the construction of an approximately 18,120 square foot "Building" (approximately 21,195 square feet with mezzanine) made out of metal and partial brick overlay and to be completed by Landlord as set forth in this Lease, on the "Land" more particularly described on the attached Exhibit "A" (the Building and Land are collectively called the "Premises"). Capitalized terms not otherwise defined herein shall have the meanings given to them in the Lease;

THEREFORE, notice is hereby given that Landlord leases the Premises to Tenant for a term expiring fifteen (15) years after the Rent Commencement Date, with two (2) options to renew for a term of five (5) years each. Tenant has no option or right of purchase or refusal. This Memorandum is not a complete summary of the Lease. Provisions in this Memorandum shall not be used in interpreting the terms of the Lease. In the event of conflict between this Memorandum and the Lease, the unrecorded Lease shall control.

NO SALES DISCLOSURE NEEDED

Approved Assessor's Office

FILED

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PEGGY HOLINGA KATONA

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IN WITNESS WHEREOF, the parties hereto have signed this Memorandum on the date first above written.

#### LANDLORD:

INDIANA LAND BECKNELL INVESTORS LLC, a Delaware limited liability company

By: Becknell 2004, an Illinois general partnership, its member

By: Becknell Industrial Operating Partnership L.P., a Delaware limited partnership, its authorized partner

By: Becknell Industrial Operating Partnership GPLLC, a Delaware limited liability company, its general partner

Print Name: Stephen J. Olstei

This Document is the property of

STATE OF CONNECTICULAke County Recorder!

) SS Hartford

COUNTY OF HARTFORD

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that as an Authorized Signatory of INDIANA LAND BECKNELL INVESTORS LLC, a Delaware limited liability company how to me to be the same person whose name is subscribed to the foregoing instrument as such Authorized Signatory, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act of said limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this \_\_\_\_\_\_ day of \_\_\_\_\_\_\_, 2014.

Notary Public

WANDA I. FONGEMIE Notary Public

My Commission Expires Jan. 31, 2018

### ' TENÁNT:

SUNBELT RENTALS, INC., a North

Carolina corporation

By: Print Name / Kurt J. Kenkel

Title: Executive Vice President

STATE OF \_ COUNTY OF \_

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Kurt J. Kenkel as an Executive Vice President of SUNBELT RENTALS, INC., a North Carolina corporation, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Executive Vice President, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act of said limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 10 \_\_\_\_, 2014e Lake County Recorder!

Notary Public

## Prepared by & Return to:

Harrington & Tock LLC Patrick E. Harrington

201 W. Springfield Avenue, Suite 601

Champaign, ID 61820

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: Patrick E. Harrington.

# EXHIBIT "A" Legal Description

All of Lot 1 as shown on plat entitled "Replat #6 of North Wind Crossings, a Planned Unit Development to the City of Hobart, Lake County Indiana" recorded in Plat Book 107, Page 21, as Document Number 2014-027989, in the Office of the Recorder of Lake County, Indiana.



Exhibit A Page 1