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Prepared by and Return to:
DaVita Inc.
c/o Amy DeColibus
2000 16th Street
Denver, CO 80202

2017 072236

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2017 OCT 26 AM 8:54

MICHAEL B. BROFF
RECORDER

Parcel ID: 45-03-07-151-004.000-023
Tax ID: 007-26-36-0316-0001, 0002, 0003, 0004, 0008 & 0033

MEMORANDUM OF LEASE

This Memorandum of Lease (this "Memorandum") is made and entered into this 19 day of ~~August~~ ^{September} 2017, by and between 119th STREET VENTURE LLC, an Indiana limited liability company, , an Illinois limited liability company ("Landlord") and TOTAL RENAL CARE, INC., a California corporation ("Tenant"). Tenant and Landlord agree to and acknowledge the following matters:

1. Landlord's successor in interest, DSP Acquisitions LLC, and Tenant entered into that certain Lease Agreement dated as of April 24, 2017 (the "Lease"), wherein Landlord has leased to Tenant, and Tenant has leased from Landlord, subject to the terms, covenants and conditions contained therein, certain property, including the existing buildings and improvements located at 816 119th Street, Hammond, IN, as legally described on Exhibit A, attached and incorporated herein by reference (the "Premises").

2. The term of the Lease is for an initial period of 186 months commencing upon the Commencement Date, as defined in the Lease, (the "Lease Term"), subject to Tenant's right to extend and renew the Lease for up to three successive additional periods of five years each.

3. The Lease contains certain restrictions on Landlord's ability to sell, rent or permit any property owned, leased or controlled by Landlord or any affiliate of Landlord to a business that provides renal dialysis, renal dialysis home training, any aphaeresis service(s) or similar blood separation or cell collection procedures within a 5 mile radius of the Property.

4. The address of Landlord is 350 West Hubbard Street, Suite 222, Chicago, IL 60654.

5. The address of Tenant is 2000 16th Street, Denver, Colorado 80202, Attn: Real Estate Legal.

6. The purpose of this Memorandum is to give record notice to all persons that Tenant has a leasehold interest in the Premises pursuant to the Lease, in addition to other rights and obligations created therein, all of which are confirmed.

7. Any capitalized terms utilized herein that are not otherwise defined shall be deemed to have the same meaning as set forth in the Lease.

8. In the event of a conflict between the terms of the Lease and the terms of this Memorandum, the terms of the Lease shall control.

9. This Memorandum may be executed in any number of counterparts, each of which shall be deemed an original and all of which together shall constitute one and the same instrument.

FILED

[Signature pages follow.]

OCT 25 2017

JOHN E. PETALAS
LAKE COUNTY AUDITOR

Hammond, IN (46227)

005694

When Recorded Return To:
First American Title Insurance Company
National Commercial Services
211 N. Pennsylvania St., Suite 1250
Indianapolis, IN 46204
File No: NCS _____

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ck. 22 88198
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(5)

IN WITNESS WHEREOF, the parties hereto have executed this Memorandum as of the day and year first above written.

LANDLORD

119TH STREET VENTURE LLC, an Indiana limited liability company

By: [Signature]
Name: Howard Wedra
Its: NAME

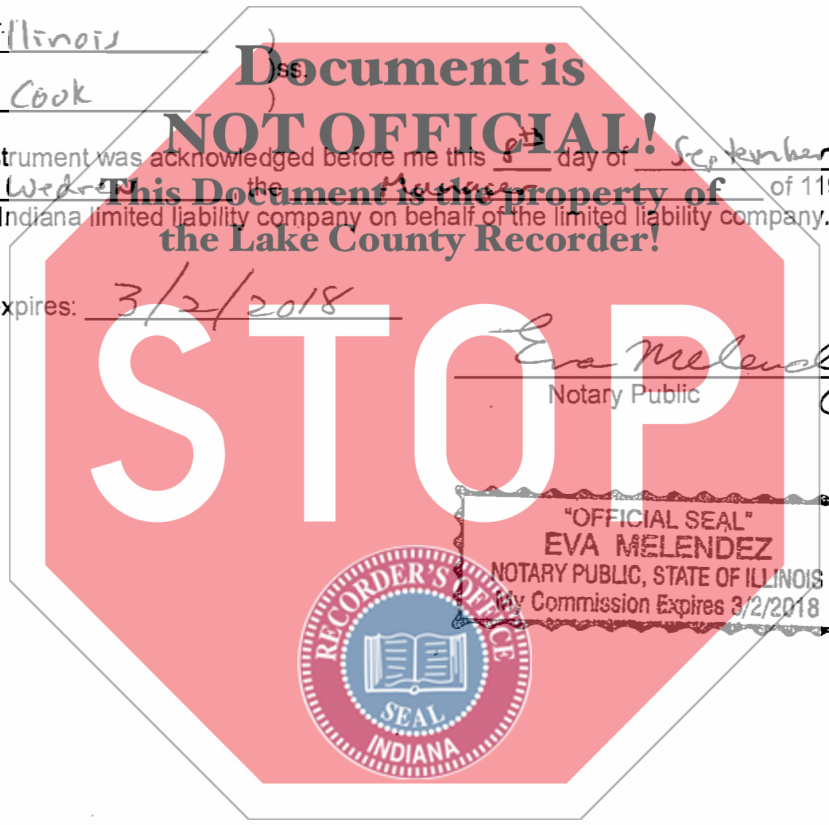
STATE OF Illinois

COUNTY OF Cook

The foregoing instrument was acknowledged before me this 8th day of September, 2017 by Howard Wedra the Manager of 119th Street Venture LLC, an Indiana limited liability company on behalf of the limited liability company.

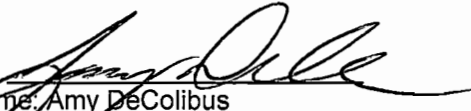
My commission expires: 3/2/2018

[Signature]
Notary Public



Tenant:

TOTAL RENAL CARE, INC., a California corporation

By: 
Name: Amy DeColibus
Its Assistant General Counsel

STATE OF COLORADO)

) ss.

COUNTY OF DENVER)

The foregoing instrument was acknowledged before me this 25th day of August, 2017, by Amy DeColibus, the Assistant General Counsel of TOTAL RENAL CARE, INC., a California corporation on behalf of the corporation.

My commission expires: 11/21/2019
This Document is the property of the Lake County Recorder!

Notary Public

ANGIE LYNN GROVES
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20114072904
MY COMMISSION EXPIRES NOVEMBER 21, 2019

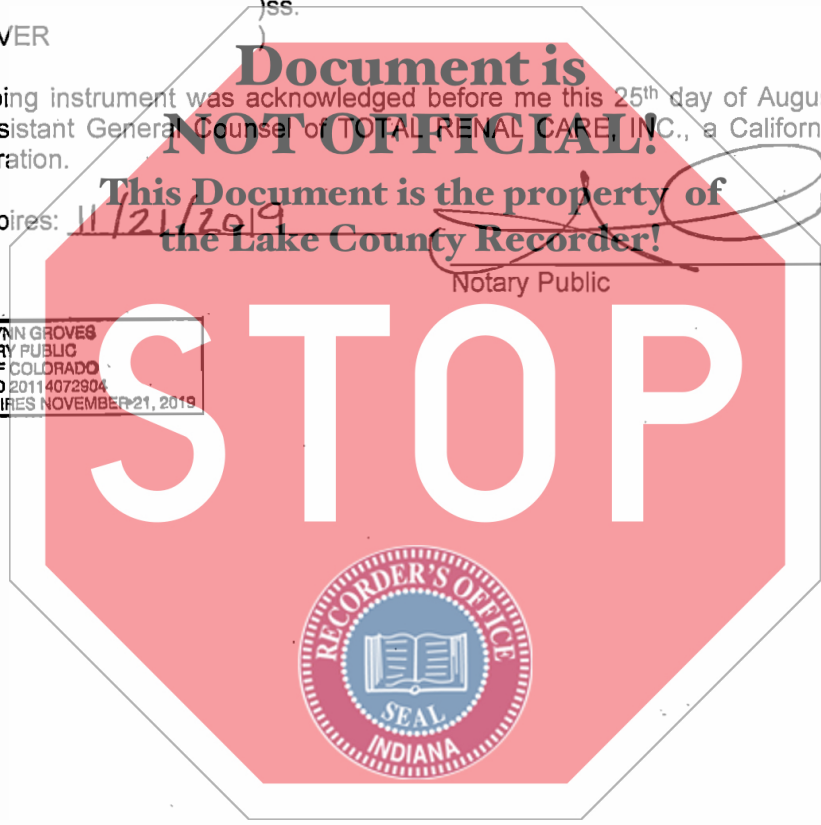


EXHIBIT A

LEGAL DESCRIPTION OF PREMISES

Lots 1 to 9, both inclusive, the North 5 feet of Lot 30, and all of Lots 31 and 32, Black 12, Smith and Bader's Second West Park Addition to Hammond, as per plat thereof, recorded in Plat Book 15, page 9, in the Office of the Recorder of Lake County, Indiana, excepting therefrom that part of Lot 1 conveyed to the State of Indiana by Warranty Deed recorded May 17, 2006 as Document No. 2006 042061.

