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Doc#: 1620810060 Fee: \$52.00
RHSP Fee: \$9.00 RPF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/26/2016 12:15 PM Pg: 1 of 8

When recorded return to:

**Fidelity National Title - NCS DIV
Attn.: KJV
One East Washington Street Suite 450
Phoenix, AZ. 85004**

Escrow No. Z1621654

5252-1600218

**DO NOT REMOVE THIS COVER SHEET. IT IS NOW PART OF THE
RECORDED DOCUMENT.**

DOCUMENT TO BE RECORDED:

MEMORANDUM OF LEASE

S	<input checked="" type="checkbox"/>
P	<input checked="" type="checkbox"/>
S	<input checked="" type="checkbox"/>
SC	<input checked="" type="checkbox"/>
INT	<input checked="" type="checkbox"/>

BOX 333-CT1

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RECORDING REQUESTED BY AND
WHEN RECORDED, MAIL TO:

RED ROBIN INTERNATIONAL, INC.
6312 S. Fiddler's Green Circle, Suite 200N
Greenwood Village, Colorado 80111
Attn: Real Estate

MEMORANDUM OF LEASE

THIS MEMORANDUM OF LEASE (this "Memorandum") is made and entered into as of May 20th, 2016, by and between **STAR WEST CHICAGO RIDGE, LLC**, a Delaware limited liability company, whose present address is c/o Starwood Retail Partners, LLC, One East Wacker Drive, Suite 3700, Chicago, Illinois 60601 ("Landlord") and **RED ROBIN INTERNATIONAL, INC.**, a Nevada corporation, whose present address is 6312 S. Fiddler's Green Circle, Suite 200 N, Greenwood Village, Colorado 80111 ("Tenant"), with reference to the following facts:

A. Landlord is the owner of that certain real property located in the City of Chicago Ridge, County of Cook, State of Illinois, shown on Exhibit A hereto, and which property is more particularly described in Exhibit B, both of which are incorporated herein by reference (the "Property").

B. Landlord desires to lease a portion of the Property to Tenant, which portion is described as the Premises in the Lease, and Tenant desires to lease the Premises from Landlord, all subject to the terms and provisions of this Memorandum.

NOW, THEREFORE, the parties hereto hereby agree as follows:

1. Lease of the Property. Landlord hereby leases the Premises to Tenant, and Tenant hereby leases the Premises from Landlord, subject to and on terms and conditions more fully set forth in that certain Lease executed by and between Landlord and Tenant and dated May 20, 2016 (the "Lease") for a term of fifteen (15) years with options to extend for two (2) successive terms of five (5) years each.

2. No Build Area. Landlord shall not (i) erect, construct, or install or allow to be erected, constructed, or installed (either permanent or temporary in nature) any buildings, signage or other structure or improvements in the "No Build Area" depicted on Exhibit C attached hereto and made a part hereof, (ii) make any changes in the No Build Area without the approval of Tenant, which Tenant may withhold in its sole discretion, or (iii) allow any obstruction to the visibility of the Premises from the No Build Area, the Common Area, any customer parking, or any street adjoining the Shopping Center.

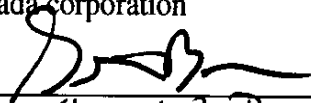
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The Lease is incorporated herein by this reference. All capitalized terms not defined herein shall have the meaning given them in the Lease. Should any party require any information concerning the Lease, they should contact the Landlord and Tenant at the above-referenced addresses. In the event of any conflict between the terms of this Memorandum and the terms of the Lease, the terms of the Lease shall control.

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


TENANT:

RED ROBIN INTERNATIONAL, INC.,
a Nevada corporation

By: 
Name: Stuart B. Brown
Title: President & Treasurer

LANDLORD:

STAR-WEST CHICAGO RIDGE, LLC,
a Delaware limited liability company

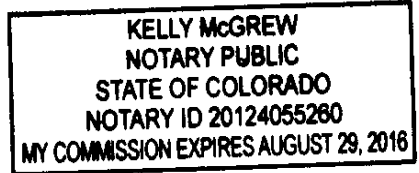
By: 
F. Scott Ball,
President and Chief Operating Officer

Property of Cook County Clerk's Office

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State of Colorado §

County of Arapahoe §



I, Kelly McGrew, a notary public in and for said County in the State aforesaid, DO HEREBY CERTIFY THAT Stuart B. Brown, as the President + Treasurer of RED ROBIN INTERNATIONAL, INC., personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her own free act and deed as President + Treasurer of RED ROBIN INTERNATIONAL, INC.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, this 23 day of May, 2016.

Kelly McGrew
Notary Public

Commission expires: Aug 29, 2016

State of Illinois §

County of Cook §

I, Emily Fitzgerald, a notary public in and for said County in the State aforesaid, DO HEREBY CERTIFY THAT F. Scott Ball, as the President and Chief Operating Officer of STAR-WEST CHICAGO RIDGE, LLC, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free act and deed as President and Chief Operating Officer of STAR-WEST CHICAGO RIDGE, LLC.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, this 26 day of May, 2016.

Emily Fitzgerald
Notary Public

My commission expires: 02/03/2020



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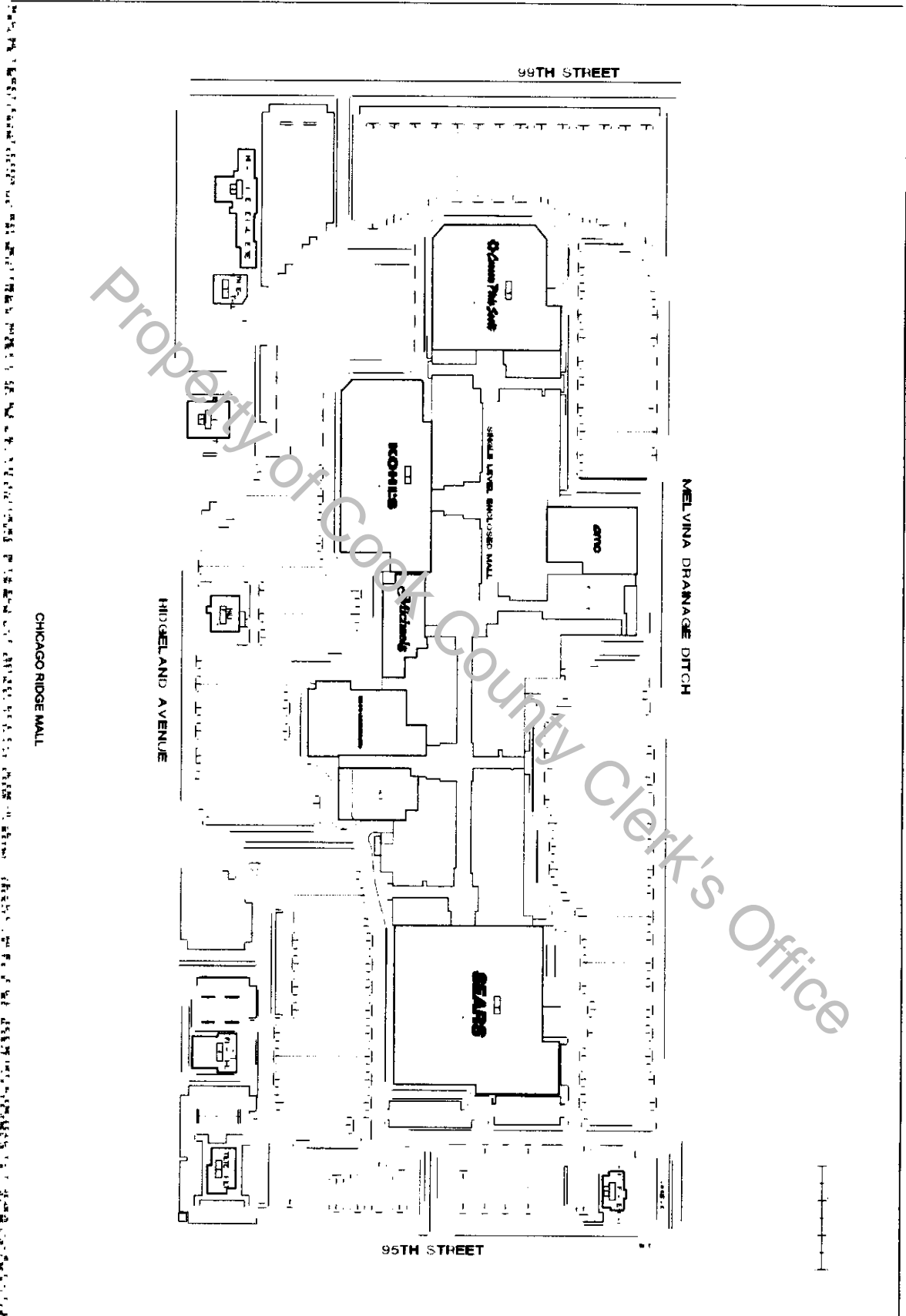
EXHIBIT A

[On the page that immediately follows]

**COOK COUNTY
RECORDER OF DEEDS
SCANNED BY _____**

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Property of Cook County Clerk's Office

SP 1	CHICAGO RIDGE MALL	SITE PLAN
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EXHIBIT B

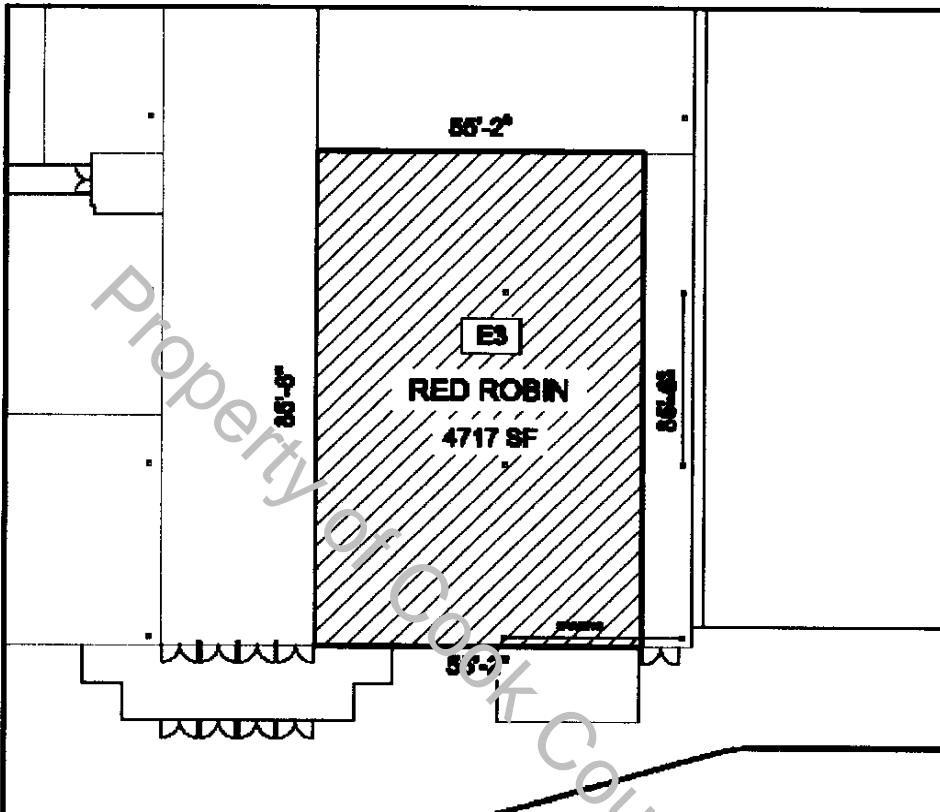
LOT 1 IN CHICAGO RIDGE MALL 4TH RESUBDIVISION OF PART OF LOT 11 IN CHICAGO RIDGE MALL 3RD RESUBDIVISION, BEING A RESUBDIVISION OF LOT 1 IN CHICAGO RIDGE MALL RESUBDIVISION OF LOT 6 OF CHICAGO RIDGE MALL SUBDIVISION AND LOTS 8 AND 9 IN CHICAGO RIDGE MALL SUBDIVISION, BEING A SUBDIVISION OF PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED MAY 8, 2002 AS DOCUMENT NUMBER 0020529901, IN COOK COUNTY, ILLINOIS.

PIN: 24-07-216-019-0000

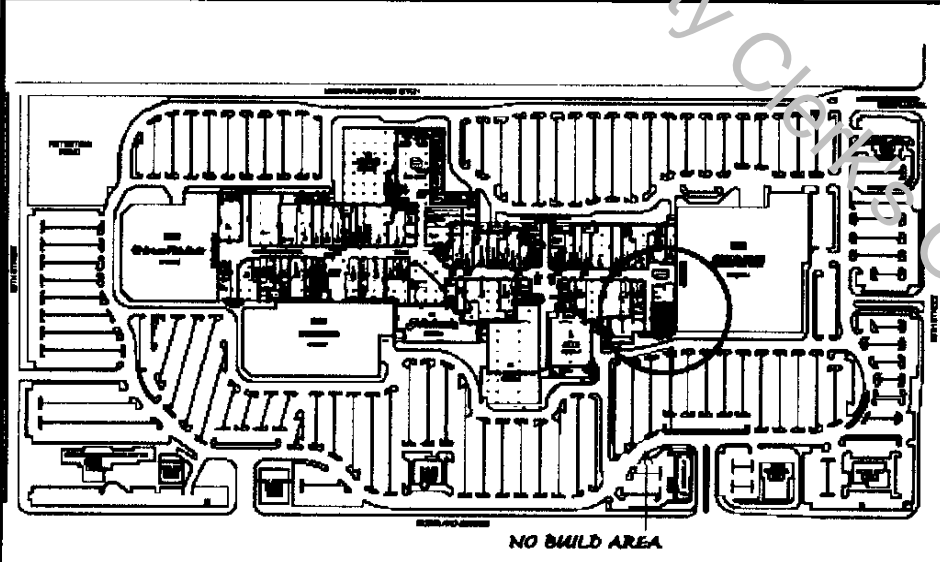
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EXHIBIT C



PROPERTY: CHICAGO RIDGE MALL 444 Chicago Ridge Mall, Chicago Ridge, IL 60415	PROJECT: RED ROBIN	EXHIBIT: E3	
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<p>★</p> <p><small>LANDING-GROUND CONTRACTORS SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED FOR THIS PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED FOR THIS PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED FOR THIS PLAN.</small></p>	OWNER APPROVAL:	EXPLAINED APPROVAL: BRYANT BRADUSA	REVISED BY: E3
	PLAN: SITE PLAN		DATE: 11/28/15