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MEMORANDUM OF LEASE

PREPARED BY AND AFTER RECORDING RETURN TO:

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KAREN A.YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 11/07/2018 02:20 PM PG: 1 OF 5

(above space for recording only)

MEMORANDUM OF LEASE

THIS MEMORANDUM OF LEASE ("Memorandulo") is made as of the day of October, 2018 between ANDY'S FROZEN CUSTARD STORES, LLC, an Illinois limited liability company, as tenant ("Tenant") and SCF RC FUNDING IV LLC, a Delaware limited liability company, as landlord ("Landlord").

RECITALS:

A. Tenant and Landlord entered into that certain Lease dated <u>lerstember</u>, 2018 (the "Lease") relating to the property and improvements located 2. 5745 South LaGrange Road, Countryside, Illinois, all as legally described on <u>Exhibit A</u> attached hereto and made a part hereof.

- B. The parties wish to record some of the terms of the Lease, as more fully set forth below.
- C. Capitalized terms used herein and not otherwise defined herein shall have the meanings attributable to them in the Lease.

NOW, THEREFORE, for and in consideration of the Recitals set forth above (such Recitals being incorporated herein and made a part hereof by this reference) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Tenant and Landlord agree as follows:

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- The Lease shall be for a term commencing as of the date hereof, September 30, 2018, and shall expire on september 30, 2038. 1.
- 2. The Lease contains two (2) ten (10) year extension options.
- This Memorandum is executed pursuant to the provisions contained in the Lease, 3. and is not intended to vary the terms and conditions of the Lease.

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COOK COUNTY RECORDER OF DEEDS

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

TENANT:
ANDY'S FROZEN CUSTARD STORES, LLC, An Illinois limited liability company
Ву:
Name: AND KUNTZ
Title: MANAGEC
STATE OF Missouri) SS.
COUNTY OF Greene)
The undersigned, a Notary Public in and for said County, in the State aforesaid DOES HEREBY CERTIFY that Ardy Kuntz, Manager of ANDY'S FROZEN CUSTARD, LLC, an Illinoic limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Manager, appeared before me this day in person and acknowledged that he/she
signed and delivered said instrument as such of said limited liability company, as his/her own free and voluntary act, and as the 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 22 day of October, 2018.
Bechie Skeidle
BECKIE S. REIDLE Notary Public - Notary Seal State of Missouri Commissioned for Greene County My Commission Expires: November 04, 2018 Commission Number: 14631327

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IN WITNESS WHEREOF, the parties have executed this Memorandum of Master Lease to be effective as of the date first above written.

LANDLORD:

SCF RC FUNDING IV LLC

By: Essential Properties, L.P., a Delaware limited partnership, its manager

By: Essential Properties GP O.P., LLC, a

Delaware limited liability company,

its general partner

Ву:

Name: arcg9 Seibert

Title: CW/EVP

STATE OF NEW JERSEY)

COUNTY OF MERCER

BE IT REMEMBERED, that on this oday of Charles, before me, the subscriber, personally appeared Charles, who being by me duly sworn on [his/her] oath, does make proof to my satisfaction that he/she is the Charles, the general partner of Essential Properties OP G.P., LLC, a Delaware limited liability company, the general partner of Essential Properties, L.P, a Delaware limited partnership, the manager of SCF RC Funding IV LLC, a Delaware limited liability company, the company named in the winin instrument; that the execution as well as the making of the within instrument by said individual has been duly authorized by the members of said company; that he/she signed and delivered the said instrument in such capacity as aforesaid; that the within instrument was signed and delivered by him/her as and for his/her voluntary act and deed and as and for the voluntary act and deed of the limited liability company.

GIVEN under my hand and notarial seal this 0 day of 2018.

, Notary Public

(Printed Name of Notary)

My Commission expires:

SEAL

JACLYN ASURE
Commission # 50068067
Notary Public - State of New Jersey
My Commission Expires
September 14, 2022

EP/Andy's Memorandum of Master Lease EPRT#56497, 56491, 56492

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EXHIBIT A

Legal Description

Lot 22 (except the North 36.00 feet thereof, and except the South 16.00 feet of the West 27.00 feet thereof) in Stouffer's Subdivision of the South Half of the Northeast Quarter (except the East 384.78 feet of the South 417.06 feet) in Section 16, Township 38 North, $R_{2.19}$: 12, East of the Third Principal Meridian, in Cook County, Illinois.

COMINION ADDRESS: 5745 South La Grange Road, Countryside, Illinois

PIN #: 18-15-208-024-0000

COOK COUNTY RECORDER OF DEEDS

Doc # 3087822v2