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2016708011

**Prepared by and After
Recording return to:**

Greenberg Traurig LLP
77 West Wacker Drive
Suite 3100
Chicago, IL 60601

Record and Return to:
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300 Rector Place, 4i
New York, NY 10280

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EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 06/15/2020 09:29 AM PG: 1 OF 7

(For Recorder's Use Only)

#1286 MEMORANDUM OF UNITARY MASTER LEASE

This MEMORANDUM OF UNITARY MASTER LEASE ("Memorandum"), is made and executed as of the 9th day of June, 2020 (the "Effective Date"), by and between ACI REAL ESTATE SPE 114, LLC, a Delaware limited liability company ("Landlord"), whose address is c/o Albertsons Companies, 250 Parkcenter Boulevard, Boise, ID 83726, Attn: Legal Department, and ACI REAL ESTATE COMPANY LLC, a Delaware limited liability company ("Tenant"), whose address is c/o Albertsons Companies, 250 Parkcenter Boulevard, Boise, ID 83726, Attn: Legal Department.

RECITALS:

A. Landlord and Tenant entered into that certain Unitary Master Lease, dated as of June 9, 2020 (the "Lease"), covering, in addition to other properties, that certain property located in Palatine, Illinois, as more particularly described on Schedule I attached hereto and incorporated herein by this reference together with all buildings and improvements located thereon and all easements, rights and appurtenances thereto (the "Leased Premises").

B. Landlord and Tenant have agreed to enter into this Memorandum for the purposes of providing record notice of the Lease, to set forth certain of the terms and conditions of the Lease, and to protect the rights and interests of Landlord and Tenant as to third parties. All capitalized terms not specifically defined herein shall have the meaning ascribed to such terms in the Lease.

NOW, THEREFORE, for and in consideration of the premises and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Landlord and Tenant hereby agree as follows:

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1. Lease and Premises. Subject to the covenants and conditions contained in the Lease, Landlord has leased to Tenant, and Tenant has leased from Landlord, the Leased Premises.

2. Term: Rent Commencement Date. The term of the Lease commenced on June 9, 2020 ("Rent Commencement Date") and expires on the twentieth (20th) anniversary of the last day of the month in which the Rent Commencement Date occurred, unless such term is reset in accordance with the terms set forth in Section 2.1 of the Lease or is otherwise earlier terminated pursuant to the terms of the Lease. The term of the Lease may be extended for eight (8) consecutive periods of five (5) years each, subject to the terms set forth in Section 2.2 of the Lease.

3. Conflict. This Memorandum is prepared for the purpose of constructive notice and in no way modifies the provisions of the Lease. In the event of any conflict or any inconsistency between the terms and provisions of the Lease and the terms and provisions of this Memorandum, the terms and provisions of the Lease shall control. Nothing contained in this Memorandum shall alter, modify or amend the provisions of the Lease (or the exhibits thereto), which remain in full force and effect according to all of the terms and provisions thereof.

4. Successors and Assigns. This Memorandum shall be binding upon and inure to the benefit of the parties and their permitted successors and assigns.

5. Counterparts. This Memorandum may be executed in one or more counterparts, each of which shall be deemed an original but all of which together shall constitute one and the same document, provided that all parties are furnished a copy thereof reflecting the signature of all parties.

(Signatures appear on the following page.)

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IN WITNESS WHEREOF, the parties hereto have duly executed this Memorandum as of the Effective Date set forth above.

LANDLORD:

ACI REAL ESTATE SPE 114, LLC,
a Delaware limited liability company

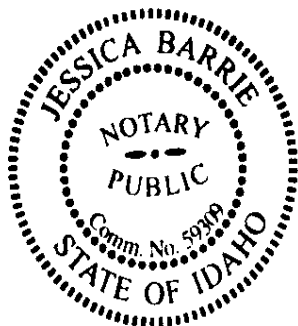
By: _____
 Name: Joel Guth
 Title: Authorized Signatory

STATE OF IDAHO)
) ss.
 COUNTY OF ADA)

On this 1 day of June, 2020, before me Jessica Barrie, personally appeared Joel Guth, known or identified to me (or proved to me on the oath of _____) to be the Authorized Signatory of ACI REAL ESTATE SPE 114, LLC, the limited liability company that executed the instrument or the person who executed the instrument on behalf of said limited liability company and acknowledged to me that such limited liability company executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

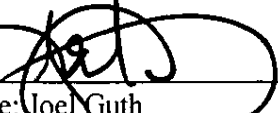
 NOTARY PUBLIC FOR IDAHO
 Residing at Boise, Idaho
 My Commission Expires 03/14/2024



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TENANT:

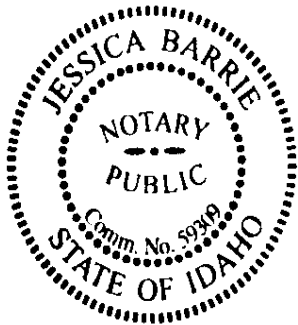
ACI REAL ESTATE COMPANY LLC,
a Delaware limited liability company


By: 
Name: Joel Guth
Title: Authorized Signatory

STATE OF IDAHO)
) ss.
COUNTY OF ADA)

On this 1 day of June, 2020, before me Jessica Barrie, personally appeared Joel Guth, known or identified to me (or proved to me on the oath of _____) to be the Authorized Signatory of ACI REAL ESTATE COMPANY LLC, the limited liability company that executed the instrument or the person who executed the instrument on behalf of said limited liability company, and acknowledged to me that such limited liability company executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.




NOTARY PUBLIC FOR IDAHO
Residing at Boise, Idaho
My Commission Expires 03/14/2024

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SCHEDULE I

LEASED PREMISES

LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF PALATINE, COUNTY OF COOK, STATE OF ILLINOIS, DESCRIBED AS FOLLOWS:

PARCEL 1: THE NORTH 50 FEET OF LOT 2 IN BLOCK "P" IN ASSESSOR'S DIVISION OF THE TOWN OF PALATINE, IN THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 10, 1877 IN BOOK 13 OF PLATS, PAGES 3 AND 4, AS DOCUMENT NUMBER 129579, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THAT PART OF THE NORTHWEST QUARTER IN SECTION 23, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT 10 RODS SOUTH OF THE NORTHWEST CORNER OF SAID SECTION, THENCE EAST 10 RODS, THENCE SOUTH 8 RODS, THENCE WEST 10 RODS, THENCE NORTH 8 RODS TO THE PLACE OF BEGINNING (EXCEPT THAT PART THEREOF USED AS A PUBLIC STREET OR HIGHWAY AND EXCEPT THE NORTH 50 FEET) ALL IN COOK COUNTY, ILLINOIS.

PARCEL 3: THAT PART OF THE NORTHWEST QUARTER IN SECTION 23, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT 18 RODS SOUTH OF THE NORTHWEST CORNER OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, THENCE DUE EAST 24 RODS, THENCE DUE SOUTH 4 RODS, THENCE DUE WEST 24 RODS, THENCE NORTH ON THE WEST LINE OF SAID SECTION 23, 4 RODS TO THE PLACE OF BEGINNING (EXCEPT FROM SAID PREMISES THE EAST 218 FEET AND EXCEPT THE WEST 23 FEET THEREOF ACCORDING TO THE SUBDIVISION BY HARRIS WEBSTER, ASSESSOR FOR THE TOWN OF PALATINE, RECORDED JUNE 4, 1861 IN BOOK 161 OF MAPS, PAGE 33 AS DOCUMENT NUMBER 4310), IN COOK COUNTY, ILLINOIS.

PARCEL 4: BEGINNING AT A POINT 22 RODS SOUTH OF THE NORTHWEST CORNER OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND SAID POINT IS ON THE WEST LINE OF SAID SECTION 23, THENCE DUE EAST 24 RODS TO A POINT, THENCE SOUTH 6 RODS TO A POINT, THENCE DUE

Schedule I

Store #3445AS: Palatine, IL, IL
Memorandum of Unitary Master Lease

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WEST 24 RODS TO THE WEST LINE OF SAID SECTION 23, THENCE NORTH ON SAID WEST LINE OF SAID SECTION 23, 6 RODS TO THE POINT OF BEGINNING (EXCEPT THE EAST 178 FEET AND EXCEPT THE WEST 33 FEET THEREOF) IN COOK COUNTY, ILLINOIS.

PARCEL 5: A PARCEL OF LAND DESCRIBED AS FOLLOWS: BEGINNING 32 RODS SOUTH OF THE NORTHWEST CORNER OF SECTION 23, AT THE CENTER OF PLUM GROVE AVENUE, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, THENCE EAST 24 RODS, THENCE NORTH 4 RODS, THENCE WEST 24 RODS TO THE CENTER OF PLUM GROVE AVENUE, THENCE SOUTH TO THE CENTER LINE OF SAID PLUM GROVE AVENUE, 4 RODS TO THE PLACE OF BEGINNING (EXCEPT THE EAST 40 FEET AND EXCEPT THE WEST 33 FEET THEREOF AND EXCEPT FOR THAT PART TAKEN FOR HALE STREET) ACCORDING TO THE SUBDIVISION BY HARRIS WEBSTER, ASSESSOR FOR THE TOWN OF PALATINE, RECORDED JUNE 4, 1861 IN BOOK 161 OF MAPS, PAGE 33 AS DOCUMENT NUMBER 4310.

PARCEL 6: THE WEST 199 FEET OF THE EAST 218 FEET OF THE FOLLOWING DESCRIBED PROPERTY: COMMENCING AT A POINT 18 RODS SOUTH OF THE NORTHWEST CORNER OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, THENCE DUE EAST 24 RODS, THENCE DUE SOUTH 4 RODS, THENCE DUE WEST 24 RODS, THENCE DUE NORTH ON THE WEST LINE OF SAID SECTION 23, 4 RODS TO THE PLACE OF BEGINNING, EXCEPT FOR THAT PART TAKEN FOR HALE STREET, ACCORDING TO THE SUBDIVISION BY HARRIS WEBSTER, ASSESSOR FOR THE TOWN OF PALATINE, RECORDED JUNE 4, 1861 IN BOOK 161 OF MAPS, PAGE 33 AS DOCUMENT NUMBER 4310.

PARCEL 7: THE WEST 159 FEET OF THE EAST 178 FEET OF THE NORTH 85 FEET AND THE WEST 138 FEET OF THE SOUTH 14 FEET OF THE FOLLOWING DESCRIBED PROPERTY: BEGINNING AT A POINT 22 RODS SOUTH OF THE NORTHWEST CORNER OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN AND SAID POINT IS ON THE WEST LINE OF SAID SECTION 23, THENCE DUE EAST 24 RODS TO A POINT, THENCE DUE SOUTH 6 RODS TO A POINT, THENCE DUE WEST 24 RODS TO THE WEST LINE OF SAID SECTION 23, 6 RODS TO THE POINT OF BEGINNING, EXCEPT FOR THAT PART TAKEN FOR HALE STREET, IN COOK COUNTY, ILLINOIS.

PARCEL 8: A PARCEL OF LAND DESCRIBED AS FOLLOWS: BEGINNING 36 RODS SOUTH OF THE NORTHWEST CORNER OF SECTION 23, AT THE CENTER OF PLUM GROVE AVENUE, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, THENCE EAST 24 RODS ON AUGUST VOSS' NORTH LINE TO A STAKE, THENCE NORTH 4 RODS TO A STAKE, THENCE WEST 24 RODS TO THE CENTER LINE OF PLUM GROVE AVENUE, THENCE SOUTH ON THE CENTER OF SAID PLUM GROVE AVENUE, 4 RODS TO THE PLACE OF BEGINNING (EXCEPT THE EAST 40 FEET AND EXCEPT THE WEST 33 FEET THEREOF AND EXCEPT FOR THAT PART

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TAKEN FOR HALE STREET, ACCORDING TO THE SUBDIVISION BY HARRIS WEBSTER, ASSESSOR FOR THE TOWN OF PALATINE, RECORDED JUNE 4, 1861 IN BOOK 161 OF MAPS, PAGE 33 AS DOCUMENT NUMBER 4310.

PARCEL 9: THE WEST 297 FEET OF LOT "A" IN WASHINGTON HIGHLANDS ADDITION TO PALATINE, A SUBDIVISION OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, EXCEPT FOR THAT PARK TAKEN FOR HALE STREET, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 10: THE SOUTH 8 RODS OF THE NORTH 18 RODS OF THE WEST 18 RODS (EXCEPT THE WEST 10 RODS THEREOF) OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 11: THE EAST 33.0 FEET OF THE WEST 330.0 FEET OF THE SOUTH 132.0 FEET OF THE NORTH 297.0 FEET OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 12: THE EAST 33.0 FEET OF THE WEST 363.0 FEET OF THE SOUTH 132.0 FEET OF THE NORTH 297.0 FEET OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 13: THE EAST 14.0 FEET OF THE WEST 377.0 FEET OF THE SOUTH 66.0 FEET OF THE NORTH 297.0 FEET OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 14: THE EAST 26.0 FEET OF THE WEST 323.0 FEET OF LOT "A" IN WASHINGTON HIGHLANDS ADDITION TO PALATINE, BEING A SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Street Address: **45 Plum Grove Road, Palatine, Illinois**

Tax Parcel: **02-23-100-008-0000, 02-23-100-010-0000, 02-23-100-047-0000**