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MEMORANDUM OF LEASE

Doc# 2030201213 Fee \$82.00

Recording requested by:
Theodore R. Timm, Timm & Garfinkel, LLC

RHSP FEE:\$9.00 RPRF FEE: \$1.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 10/28/2020 03:43 PM PG: 1 OF 3

After recording, please return to:
The Cato Corporation
8100 Denmark Road
Charlotte, NC 28273
Attn: Real Estate Department

Space above reserved for Recorder

STATE OF ILLINOIS

MEMORANDUM OF LEASE

COUNTY OF COOK

ABT OWNER 1, L.P., a Delaware limited partnership ('Landlord'), whose address is: c/o Starwood Retail Partners, LLC/SRP Property Management, One East Wacker Drive, Suite 3600, Chicago, Illinois 60601, hereby leases to THE CATO CORPORATION, a Delaware corporation ('Tenant'), whose address is: 8100 Denmark Road, Charlotte NC 28273, for a term beginning on the earlier to occur of: (i) the date on which Tenant opens its store in the leased premises for business to the public, or (ii) ninety (90) days following the later of (1) the delivery date defined in the lease, or (2) the date all governmental authorities have approved all of Tenant's plans and construction, including signs and storefronts, and ending on the January 31st next following the fifth (5th) anniversary of the date on which the term commences, certain property more particularly described as follows:

Certain Premises identified as Store No. Q-74 consisting of approximately 12,000 square feet demised and located as described in the lease, erected or to be erected in THE ARBORETUM OF SOUTH BARRINGTON SHOPPING CENTER, on a tract of land situated in the State of Illinois, County of Cook, City of South Barrington, with legal description of said land on Exhibit A, attached hereto and made a part hereof.

Tenant has the option to extend the term of this Lease for an additional five (5) year period.

The provisions set forth in a written Lease Agreement between the parties dated as of the 21st day of February, 2020 are hereby incorporated in this Memorandum of Lease.

IN WITNESS WHEREOF, the parties hereto have hereunto executed this Agreement, and affixed their respective seals thereto as of the 21st day of February, 2020.

LANDLORD:

ABT OWNER 1, L.P.,
a Delaware limited partnership
By: **ABT OWNER 1 GP, L.L.C.**,
a Delaware limited liability company,
its general partner

By: **STARWOOD RETAIL PROPERTY MANAGEMENT, LLC**,
a Delaware limited liability company,
as its agent and authorized signatory

By: [Signature]
Vincent A. Corno, Chief Operating Officer

TENANT:

THE CATO CORPORATION
a Delaware corporation

By: [Signature]
Print Name: John R. Howe
Title: Executive Vice President and Chief Financial Officer

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D 9-8-20

The Arboretum of South
Barrington
100 West Higgins Road
South Barrington, IL 60010
PIN # 01-33-209-023-0000

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TENANT ACKNOWLEDGMENT

STATE OF North Carolina }
COUNTY OF Mecklenburg }

SS

On February 21, 2020, before me, Renée Freeman, Notary Public, personally appeared **John R. Howe**, personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument, the entity upon behalf of which he acted, executed the instrument.

Given under my hand and Notarial seal this 21st day of February, 2020.

Renée Freeman
Print Name: Renée Freeman
Notary Public
Commission Expiration: 3/17/2023



LANDLORD ACKNOWLEDGMENT

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT, Vincent A. Corno, C.O.O., personally known to me or proved to me on the basis of satisfactory evidence 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 said instrument as his free and voluntary act, and as a free and voluntary act of said company, for the uses and purposes therein set forth.

Given under my hand and Notarial seal this 28th day of January, 2020.

Sandra E. Zeboski
Print Name: Sandra E. Zeboski
Notary Public
Commission Expiration: August 15, 2023

(Seal)



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EXHIBIT A

Legal Description

PARCEL 3:

LOTS 8, 9, 10, 11, 12 AND 13 IN ARBORETUM OF SOUTH BARRINGTON THIRD RESUBDIVISION BEING A RESUBDIVISION OF LOT 8 IN ARBORETUM OF SOUTH BARRINGTON SECOND RESUBDIVISION BEING A SUBDIVISION OF PARTS OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 42 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 13, 2012 AS DOCUMENT NO. 1225729066, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office