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KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/07/2023 03:28 PM PG: 1 OF 4

Upon Recording Please Return to:
Bose McKinney & Evans LLP
Attn: Elizabeth Roberge and Christopher Roberge
111 Monument Circle, Suite 2700,
Indianapolis, Indiana 46204

AMENDED AND RESTATED MEMORANDUM OF LEASE

23-724758-N#

This Amended and Restated Memorandum of Lease (“*Memorandum*”) dated as of this 4th day of April, 2023 (“*Effective Date*”), is made by and between successor- in-interest to **Lake California LLC**, an Illinois limited liability company, **AMPLER DEVELOPMENT LLC**, a Delaware limited liability company (“*Lessor*”), and **AG BELLS II LLC**, a Nebraska limited liability company (“*Lessee*”).

WITNESSETH:

Pursuant to that certain Lease Agreement dated March 10, 2021, as amended by that certain First Amendment to Lease Agreement dated November 11, 2022, (the “*Lease*”), Lessor has leased to Lessee for a term beginning on the Rent Commencement Date (as defined in the Lease), continuing until twenty (20) years thereafter, excluding any extensions and renewals, the following property: Property located in Morton Grove, IL, with a common street address of 8840 Waukegan Road, Morton Grove, IL 60053, and more particularly described as follows:

[See attached Exhibit A]

Lessee also has certain renewal or extension options as follows: Lessee has the right and option to renew the Lease for six (6) additional Renewal Terms of five (5) years each in accordance with the terms and provisions of the Lease. Lessee also has a right of first refusal as set forth in section XIII.1.1 of the Lease.

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To the extent that any of the provisions of this Memorandum conflict or are inconsistent with any provision of the Lease, the Lease will control. Any capitalized terms not defined herein shall have the meaning given in the Lease.

IN WITNESS WHEREOF, the parties hereto have duly executed this Memorandum of Lease and have hereunto set their hands and seals affixed hereto as of the date first above written.

Lake California LLC, an Illinois limited liability company - LESSOR

By: 

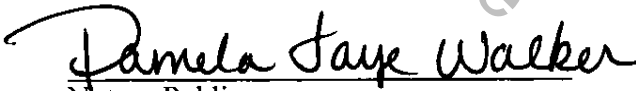
Name: Chris Loutris

Title: Manager

STATE OF ILLINOIS)
) ss:
COUNTY OF COOK)

Before me, a Notary Public, in and for said county and state, personally appeared, Chris Loutris, Manager of **Lake California LLC**, who acknowledged the execution of the foregoing Memorandum of Lease, and who first being duly sworn, acknowledged the same to be a free, voluntary and authorized act.


Witness my hand and seal this 4th day of April, 2023.


Notary Public



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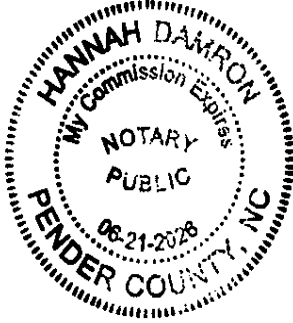
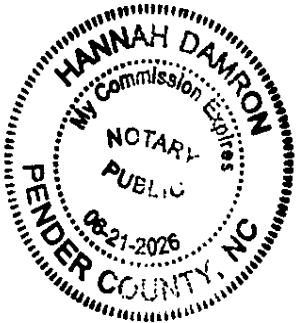
AG BELLS II LLC - LESSEE


By: 
Neil Shah, President

STATE OF North Carolina
) SS:
COUNTY OF Pender

Before me, a Notary Public, in and for said county and state, personally appeared Neil Shah, President of **AG BELLS II LLC**, who acknowledged the execution of the foregoing Memorandum of Lease, and who first being duly sworn, acknowledged the same to be a free, voluntary and authorized act.

Witness my hand and seal this 31st day of March, 2028³.




Notary Public

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EXHIBIT A
Legal Description

LOTS 8 TO 13 BOTH INCLUSIVE (EXCEPT THE EAST 17.0 FEET THEREOF)
IN "THE FOREST VIEW" BEING GEORGE LANDECK'S SUBDIVISION OF THE
EAST 270 FEET OF THE SOUTH 1010.77 FEET OF LOT 3 AND LOT 4
(EXCEPT THE NORTH 336.00 FEET) IN SUBDIVISION OF THE SOUTH 23.05
CHAINS OF THAT PART LYING WEST OF CENTER OF WAUKEGAN ROAD OF
THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 13
EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 8840 WAUKEGAN ROAD, MORTON GROVE, ILLINOIS

P.I.N. 10-18-320-012-0000, 10-18-320-013-0000,
10-18-320-014-0000, 10-18-320-015-0000, 10-18-320-016-0000

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