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Jackson Walker LLP
2323 Ross Avenue, 6th Floor
Dallas, Texas 75201

MEMORANDUM OF LEASE

BY AND BETWEEN

**BRE STREETS OF WOODFIELD LLC,
AS LANDLORD**

AND

**DAVE & BUSTER'S OF ILLINOIS, INC.,
AS TENANT**

**601 N. Martingale Road,
Schaumburg, Cook County, IL
PIN: 07-13-400-004-000**

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MEMORANDUM OF LEASE

THIS MEMORANDUM OF LEASE is made as of this 13th day of September, 2022 by and between **BRE STREETS OF WOODFIELD LLC**, a Delaware limited liability company ("Landlord"), and **DAVE & BUSTER'S OF ILLINOIS, INC.**, an Illinois corporation ("Tenant").

RECITALS

1. Landlord has leased to Tenant pursuant to the terms and conditions of a Lease dated simultaneously herewith (the "**Lease**") certain premises (the "**Premises**") located in the Shopping Center commonly known as Streets of Woodfield in Schaumburg, Cook County, Illinois as legally described on Exhibit A attached hereto.

2. The parties have entered into this Memorandum of Lease for the purpose of recording this Memorandum among the Real Property Records of Cook County, Illinois.

NOW, THEREFORE, Landlord and Tenant, in consideration of the mutual promises contained in the Lease and herein the parties agree and acknowledge that the Lease contains, inter alia, the following provisions:

1. Name and Address of Landlord:

BRE Streets of Woodfield, LLC
c/o ShopCore Properties, L.P.
Attention: Office of the General Counsel
Two Liberty Place
50 S. 16th Street, Suite 3325
Philadelphia, Pennsylvania 19102

2. Name and Address of Tenant:

Dave & Buster's of Illinois, Inc.
c/o Dave & Buster's, Inc.
1221 S. Beltline Road, Suite 500
Coppell, Texas 75019
Attention: Legal Department

3. The terms and conditions of the Lease are incorporated herein as though set forth in full, whereby Tenant may have and hold the Premises, at the rental and upon the terms and conditions therein stated, for a period of ten (10) Lease Years commencing on the Commencement Date (the "**Lease Term**").

4. Under the terms of the Lease, the Lease Term may be extended for four (4) separate and additional periods of five (5) Lease Years each (each an "**Option Period**"). Each Option Period shall be upon the same terms and conditions as during the Lease Term, except that Tenant shall have no further election to extend the term of the Lease beyond the final Renewal Option.

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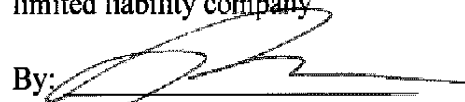
5. This Memorandum of Lease is executed for the purpose of recordation in order to give notice of all of the terms, provisions and conditions of the Lease and is not intended, and shall not be construed, to define, limit or modify the Lease.

6. Tenant has certain rights granted under the Lease to and for exclusive uses.

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

LANDLORD:


BRE Streets of Woodfield LLC, a Delaware limited liability company

By: 
Name: Peter Maggio
Title: Senior Vice President

TENANT:

DAVE & BUSTER'S OF ILLINOIS, INC., an Illinois corporation

By: Dave & Buster's, Inc., its general partner

By: 
Name: Robert W. Edmund
Title: President

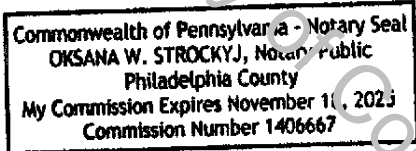
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COMMONWEALTH OF PENNSYLVANIA)
) ss.
COUNTY OF PHILADELPHIA)

BEFORE ME, a Notary Public, in and for said County and Commonwealth, personally appeared Peter Maggio, the Senior Vice President of BRE Streets of Woodfield LLC, a Delaware limited liability company, which entity executed the foregoing instrument, who acknowledged that he did sign the foregoing instrument for and on behalf of said entity being thereunto duly authorized, and that the same is his free act and deed and the free act and deed of said entity.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at Philadelphia, Pennsylvania this 13th day of September, 2022.



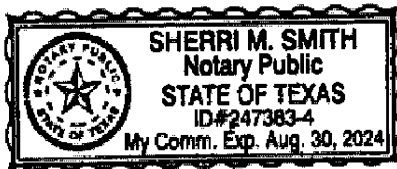
[Signature]
Notary Public

My Commission Expires: 11.18.25

STATE OF TEXAS)
) ss.
COUNTY OF Dallas)

BEFORE ME, a Notary Public, in and for said County and State, personally appeared [Signature], the President of DAVE & BUSTER'S OF ILLINOIS, INC., an Illinois corporation, which entity executed the foregoing instrument, who acknowledged that he did sign the foregoing instrument for and on behalf of said entity being thereunto duly authorized, and that the same is his free act and deed and the free act and deed of said entity.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at Coppell, Texas this 31 day of August, 2022.



[Signature]
Notary Public

My Commission Expires: 8-30-24

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Exhibit A

Legal Description

LEGAL DESCRIPTION THE STREETS OF WOODFIELD

TRACT I:

THAT PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THAT PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING 3.14 CHAINS NORTH OF THE SOUTHEAST CORNER OF SAID SECTION 13; THENCE NORTH 7 DEGREES EAST 33.10 CHAINS TO THE SOUTH BOUNDARY OF A CONVERSE LANDS; THENCE NORTH 84 DEGREES WEST 24.20 CHAINS TO WEST LINE OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 13; THENCE SOUTH ALONG THE WEST LINE OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 13 AFORESAID, 30.80 CHAINS TO CENTER OF HIGGINS ROAD; THENCE SOUTH 77 DEGREES 10 MINUTES EAST 20.55 CHAINS TO THE PLACE OF BEGINNING, (EXCEPT THAT PART THEREOF TAKEN FOR HIGHWAYS AND EXCEPT THAT PORTION CONVEYED TO FOREST PRESERVE DISTRICT OF COOK COUNTY, ILLINOIS BY DOCUMENT NUMBER 17128832 RECORDED FEBRUARY 07, 1958 AND DOCUMENT NUMBER 17227068, RECORDED JUNE 06, 1958 AND EXCEPTING THAT PART LYING EASTERLY OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT A POINT ON THE NORTHERLY LINE OF HIGGINS ROAD (ROUTE 72) DISTANT 550.0 FEET WESTERLY OF THE EAST LINE OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 13; THENCE NORTHEASTERLY ALONG A STRAIGHT LINE, EXTENDED TO INTERSECT THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 13 AT A POINT 265.0 FEET WEST OF THE NORTHEAST CORNER OF SAID SECTION) IN COOK COUNTY, ILLINOIS.

BEING THE SAME LAND DESCRIBED AS FOLLOWS:

THAT PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 13; THENCE SOUTH 00 DEGREES, 33 MINUTES, 32 SECONDS WEST 62.70 FEET ALONG THE WEST LINE OF THE EAST HALF OF SAID SOUTHEAST QUARTER; THENCE SOUTH 83 DEGREES, 22 MINUTES, 56 SECONDS EAST 110.62 FEET TO A POINT ON THE EASTERLY LINE OF MARTINGALE ROAD ON THE SOUTH LINE OF LANDS NOW OR FORMERLY KNOWN AS CONVERSE LANDS, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 83 DEGREES, 22 MINUTES, 56 SECONDS EAST 928.81 FEET ALONG SAID SOUTH LINE OF CONVERSE LANDS, BEING LOCATED 25.00 FEET SOUTH OF AND PARALLEL WITH THE SOUTHERLY LINE OF WOODFIELD ROAD PER DOCUMENT 20944554, TO THE WESTERLY LINE OF LANDS DEEDED TO THE STATE OF ILLINOIS FOR HIGHWAY PURPOSES PER DOCUMENT 20797704; THENCE SOUTH 07 DEGREES, 55 MINUTES, 44 SECONDS WEST 1903.79 FEET (1904.00 FEET MEASURED) ALONG SAID WESTERLY LINE TO THE NORTHERLY LINE OF HIGGINS ROAD; THENCE WESTERLY ALONG SAID NORTHERLY LINE ON A CURVE CONVEX TO THE NORTH HAVING A RADIUS OF 15,720.15 FEET AND A CHORD BEARING OF NORTH 76 DEGREES, 42 MINUTES, 52 SECONDS WEST AN ARC DISTANCE OF 737.57 FEET TO THE EASTERLY LINE OF MARTINGALE ROAD PER DOCUMENT 90555600; THENCE NORTH 00 DEGREES, 33 MINUTES, 32 SECONDS EAST 382.01 FEET; THENCE NORTH 89 DEGREES, 26 MINUTES, 28 SECONDS WEST 10.00 FEET; THENCE NORTH 00 DEGREES,

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33 MINUTES, 32 SECONDS EAST 420.94 FEET; THENCE NORTH 07 DEGREES, 02 MINUTES, 44 SECONDS EAST 354.08 FEET; THENCE NORTH 00 DEGREES, 33 MINUTES, 32 SECONDS WEST 290.13 FEET; THENCE SOUTH 89 DEGREES, 26 MINUTES, 28 SECONDS EAST 10.00 FEET; THENCE NORTH 00 DEGREES, 33 MINUTES, 32 SECONDS EAST 378.94 FEET ALL ALONG THE SAID EASTERLY LINE OF MARTINGALE ROAD TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

TRACT II:

PARCEL 1:

THAT PART OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF WOODFIELD ROAD AS DEDICATED PER DOCUMENT 20944554 WITH THE EAST LINE OF SAID WEST 1/2 OF THE SOUTHEAST 1/4; THENCE SOUTH 0 DEGREES 33 MINUTES 31.5 SECONDS WEST ALONG SAID EAST LINE 700 FEET; THENCE NORTH 89 DEGREES 26 MINUTES 28.5 SECONDS WEST 450 FEET ALONG A LINE DRAWN PERPENDICULARLY TO SAID EAST LINE; THENCE NORTH 0 DEGREES 33 MINUTES 31.5 SECONDS EAST 694.283 FEET ALONG A LINE PARALLEL WITH SAID EAST LINE TO A POINT IN SAID SOUTH LINE OF WOODFIELD ROAD; THENCE EASTERLY 445.846 FEET ALONG SAID SOUTH LINE OF WOODFIELD ROAD BEING THE ARC OF A CIRCLE OF 1859.86 FEET RADIUS CONVEX TO THE NORTH WHOSE CHORD BEARS NORTH 89 DEGREES 45 MINUTES 1 SECOND EAST TO A POINT OF TANGENCY; THENCE SOUTH 83 DEGREES 22 MINUTES 56 SECONDS EAST 5.294 FEET ALONG SAID SOUTH LINE OF WOODFIELD ROAD TO HEREIN DESIGNATED POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 CREATED BY AGREEMENT RECORDED JULY 1, 1971 AS DOCUMENT 21532098 MADE BY LASALLE NATIONAL BANK AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 25, 1964 AND KNOWN AS TRUST NUMBER 33071 TO LASALLE NATIONAL BANK AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 1, 1971 AND KNOWN AS TRUST NUMBER 42050 OVER THE WEST 20 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

A STRIP OF LAND 40 FEET WIDE IN THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE SOUTH LINE OF WOODFIELD ROAD PER DOCUMENT 20944554 AND NORTH OF A LINE DRAWN PERPENDICULARLY TO THE EAST LINE OF SAID WEST 1/2 OF THE SOUTHEAST 1/4, SAID LINE BEING 700 FEET (AS MEASURED ALONG SAID EAST LINE) SOUTH OF SAID SOUTH LINE OF WOODFIELD ROAD; THE CENTER LINE OF SAID STRIP OF LAND BEING A LINE 450 FEET (MEASURED PERPENDICULARLY) WEST OF AND PARALLEL WITH SAID EAST LINE, (EXCEPT THE SOUTH 105.89 FEET THEREOF), IN COOK COUNTY, ILLINOIS.