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KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 11/21/2023 11:45 AM PG: 1 OF 4

PREPARED BY AND RETURN TO AFTER RECORDING:

David B. Matthews, Esq.
Bartko Zankel Bunzel & Miller
One Embarcadero Center, 8th Floor
San Francisco, CA 94111

Tax Parcel ID: 12-09-213-032-0000

(above space for recording only)

MEMORANDUM OF LEASE

Notice is hereby given that Fashion Outlets of Chicago LLC, a Delaware limited liability company ("Landlord") having an address of 401 Wilshire Boulevard, Santa Monica, California 90401, and Ulta Salon, Cosmetics & Fragrance, Inc., a Delaware corporation ("Tenant") having an address of 1000 Remington Boulevard, Suite 120, Bolingbrook, IL 60440, have entered into a Shopping Center Lease (the "Lease"), dated October 31, 2023, pertaining to certain premises located within the real property described in **Exhibit A** attached hereto (the "Shopping Center"), known as Tenant's Store No. 1805.

The initial term of such Lease is ten (10) Lease Years from the Rent Commencement Date. The "Rent Commencement Date" shall be the earlier of: (i) the one hundred eightieth (180th) day after the day on which Landlord delivers the Premises to Tenant in the condition required by the terms of the Lease; and (ii) the date on which Tenant shall first open for business in the Premises.

Among other things, the Lease grants to Tenant the right along with Landlord and other tenants of the Shopping Center to use the Common Area of the Shopping Center, including, without limitation, roads, driveways, sidewalks and parking areas.

Subject to certain limitations and exceptions set forth in the Lease, Landlord shall not lease any premises within the Restricted Area as defined in the Lease and as shown on the Site Plan to any Multi-Brand Cosmetics Retailer, as defined in the Lease.

All such rights are more fully described in the Lease.

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IN WITNESS WHEREOF, the parties hereto have executed these presents the day and year first above written.

LANDLORD:

FASHION OUTLETS OF CHICAGO LLC,
a Delaware limited liability company

By: Nancy S. Rendon
Name: Nancy S. Rendon
Title: SVP/Sr. Development & Leasing Counsel

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document

State of ~~CALIFORNIA~~ ^{CO} COLORADO)
County of ~~LOS ANGELES~~ ^{BROOMFIELD}) ss

On Oct. 31, 2023 before me, Gina Lea Strickland —, a Notary Public, personally appeared Nancy S. Rendon — who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of ~~California~~ ^{Colorado} that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Gina Lea Strickland
Notary Public

(Signatures Continued on Following Page)

GINA LEA STRICKLAND
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20204013390
MY COMMISSION EXPIRES APRIL 10, 2024

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EXHIBIT A

Lot 1 in Rosemont Outlet Mall Resubdivision, being a resubdivision of Henry Hachmeister's Division, First Addition to B.L. Carlsen's Industrial Subdivision and B.L. Carlsen's Industrial Subdivision in the East 1/2 of the Northeast 1/4 of Section 9, Township 40 North, Range 12 East of the Third Principal Meridian, and being a resubdivision of Foster-River Road Industrial Subdivision, Owner's Division, and RPAC-1 Subdivision in the West 1/2 of the Northwest 1/4 of Section 10, Township 40 North, Range 12 East of the Third Principal Meridian and recorded February 27, 2012 as Document 1205813031, in Cook County, Illinois.

Property Address: 5220 Fashion Outlets Way, Rosemont, IL 60018

Property of Cook County Clerk's Office