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Doc#: 2334633127 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/12/2023 10:29 AM Pg: 1 of 5

Return to:
Fidelity National Title

7130 Glen Forest Dr #300

Richmond, VA 23226

RECORDING COVER PAGE

Permanent Parcel Number:

04-15-301-021-0000

Property Address:

2121 Shermer Rd

Northbrook, IL 60062

Prepared By	Flatiron Power	225 Canyon Boulevard	Boulder, CO 80302
	Name	Address	City, State & Zip Code

*Please note – This cover page has been attached to the document for recording purpose.
It is a permanent part of the document and has been included in the page count.

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Space Above This Line Reserved For Recorder's Use

MEMORANDUM OF LEASE

THIS MEMORANDUM OF LEASE (this "*Memorandum*"), effective as of the date this Memorandum is fully executed (the "*Effective Date*"), is entered into by and between Lessor and Lessee, each defined below. Lessor and Lessee are sometimes hereinafter referred to collectively as the "*Parties*".

NOW, THEREFORE, in consideration of the promises and the mutual agreements herein contained, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereto agree as follows.

SECTION 1. AGREEMENT

- (a) **Capitalized Terms.** Capitalized terms used but not otherwise defined in this Memorandum shall have the meanings ascribed to them in the Lease.
- (b) **Lease Term and Premises.** Lessor leases to Lessee, and Lessee leases from Lessor, under the Lease Agreement (the "*Lease*") executed on July 11, 2023, the Leased Premises located at 2121 Shermer Road, Northbrook, IL 60062, PIN Number 04-15-301-021-0000, as specified in the Lease and **Exhibit A** attached hereto. The term of the Lease shall commence on the effective date of the Lease and shall terminate twenty-five (25) years following the Facility Operation Date (the "Termination Date") unless extended, as applicable.
- (c) **Provisions Binding on Lessor.** The provisions of the Lease to be performed by Lessor, whether affirmative or negative in nature, are intended to and shall bind Lessor and its successors, and shall inure to the benefit of Lessee and its successors. This Memorandum is a memorandum of the Lease and is subject to all of the terms, covenants and conditions provided in the unrecorded Lease and in no way modifies the provisions of the Lease. If the terms of this instrument are inconsistent with the terms of the Lease, the terms of the Lease shall prevail.
- (d) **Counterparts.** This Memorandum may be executed in one or more counterparts, each of which, when so executed and delivered, shall be deemed an original, but all of which, taken together, shall constitute one and the same instrument.

[Remainder of Page Blank; Signature Page Follows]

This instrument is being filed as an accommodation only. It has not been reviewed as to its execution, legality, or effect on title.

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IN WITNESS WHEREOF, the Parties hereto have executed this Memorandum as of the Effective Date.

LESSOR

Metro Storage Northbrook LLC
A Delaware Limited Liability Company

By: [Signature]
Printed Name: **MARTIN J. GALLAGHER**
Printed Title: **PRESIDENT**
Date: 10/23/2023

LESSEE

Flatiron Power Holdings I, LLC,
A Delaware Limited Liability Company

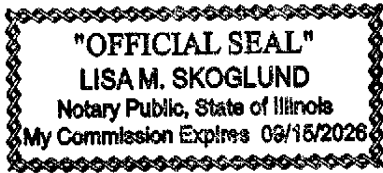
By: [Signature]
Printed Name: **David Riess**
Printed Title: **CEO**
Date: 11/2/23

State of IL
County of LAKE

Signed or attested before me on
10/23/2023 (date) by
Martin J. Gallagher (name/s of person/s).

[Signature]
(Signature of Notary Public)

(Seal)

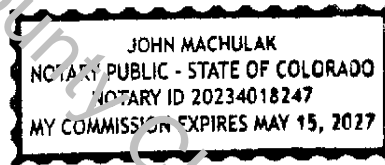


State of COLORADO
County of BOULDER

Signed or attested before me on
11/2/23 (date) by
DAVID RIESS (name/s of person/s).

[Signature]
(Signature of Notary Public)

(Seal)



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Exhibit A

DESCRIPTION OF LEASED PREMISES

[Remainder of Page Blank; Exhibit Follows]

Property of Cook County Clerk's Office

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Legal Description of Property

LOT 1 IN SAFCO LOT CONSOLIDATION OF LOTS 1, 2 AND 3 IN GLENBROOK INDUSTRIAL PARK UNIT NO. 1 A SUBDIVISION IN SECTION 15, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 04-15-301-021-0000

COMMON ADDRESS: 2121 Shermer Road, Northbrook, IL 60062

Leased Premises

The roof-mounted Facility shall be located at the Property, indicated by the perimeter outline(s) below. Additional utility interconnection equipment may be located on the Property outside of this area, as required by the Utility.

