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Northlake
Pet Stores Funding

MEMORANDUM OF LEASE AND OPTION AND PUT AGREEMENT

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THIS MEMORANDUM OF LEASE AND OPTION AND PUT AGREEMENT the ("Memorandum") is entered into effective as of December 22, 1995, between PET STORES FUNDING CORPORATION, a Delaware corporation ("Landlord"), and PETSMART, INC., a Delaware corporation ("Tenant"), in reference to the following:

1. **Lease.** Landlord has agreed to let and demise and does hereby let and demise to Tenant, and Tenant has agreed to take and hereby does take from Landlord, that certain real property more particularly described on Exhibit A hereto and incorporated herein by reference (the "Property"), for a term commencing on December 22, 1995, and ending on May 24, 1996, and subject to the conditions more particularly set forth in that certain Lease between Landlord and Tenant dated as of November 27, 1995, as the same may be amended, modified or supplemented from time to time (the "Lease").

2. **Option and Put Agreement.** The Property is subject to certain rights of Tenant to purchase the Property and certain rights of Landlord to cause Tenant to purchase the Property, such rights to terminate on May 24, 1996, and subject to the conditions more particularly set forth in that certain Option and Put Agreement between Landlord and Tenant dated as of November 27, 1995, as the same may be amended, modified or supplemented from time to time (the "Option and Put Agreement").

3. **Notice.** The purpose of this Memorandum is to identify the Lease and the Option and Put Agreement for the purposes of information and notice. The sole instrument for determining the terms, conditions and provisions of, and the parties' rights under, (a) the Lease is the Lease itself and (b) the Option and Put Agreement is the Option and Put Agreement itself.

4. **Counterpart.** This document may be executed in any number of counterparts, all of which taken together shall constitute an original document.

Recording requested by
and when recorded mail to:

DONOHOE, JAMESON & CARROLL, P.C.
3400 Renaissance Tower
1201 Elm Street
Dallas, Texas 75270

Attn: M. Suzanne Beghtel

DEPT-01 RECORDING \$35.50
T#0010 TRAN 3716 12/29/95 11:57:00
#2565 + CJ *-95-905618
COOK COUNTY RECORDER
DEPT-10 PENALTY \$32.00

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4/20/2014

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04/20/2014

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- ORIGINAL -

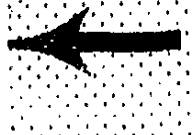
LESSEE:

PETSMART, INC., a Delaware corporation

ATTEST:

By: _____
(Secretary/Assistant Secretary)

By: C. Donald Dorsey
Title: EXECUTIVE VICE PRESIDENT



The address and federal tax identification number of Lessee are:

10000 North 31st Avenue, Suite C-300
Phoenix, Arizona 85051

Attn: C. Donald Dorsey

Telecopy No.: (602) 997-7187

Federal Tax No.: 94-3024325

The address of Administrative Lender is (including county):

NationsBank of Texas, N.A.
901 Main Street, 67th Floor
Dallas, Dallas County, Texas 75202

Attn: Frank Johnson

Telecopy No.: (214) 508-0980

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STATE OF MASSACHUSETTS

COUNTY OF SUFFOLK

I, _____, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that Tiffany Percival and _____ personally known to me to be the authorized signatories of Pet Stores Funding Corporation, a Delaware corporation, whose names are subscribed to the within Instrument, appeared before me this day in person and severally acknowledged that as such authorized signatories each person signed and delivered the said Instrument as her/his free and voluntary act and as the free and voluntary act and deed of said Corporation for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal, this _____ day of December, 1995.

Notary Public

My Commission Expires:

STATE OF ARIZONA

COUNTY OF MARICOPA

I, IRMA V. RAGSDALE, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that C. Donald Dorsey and _____ personally known to me to be the authorized signatories of PET'S MART, Inc., a Delaware corporation, whose names are subscribed to the within Instrument, appeared before me this day in person and severally acknowledged that as such authorized signatories each person signed and delivered the said Instrument as his/her free and voluntary act and as the free and voluntary act and deed of said Corporation for the uses and purposes therein set forth.

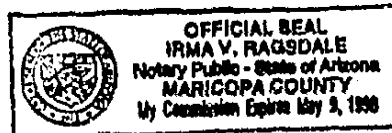
GIVEN under my hand and Notarial Seal, this 26th day of December, 1995.

Irma V. Ragsdale

Notary Public

My Commission Expires:
5-9-98

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

TENANT:

ATTEST:

PETSMART, INC.,
a Delaware corporation

By: _____
(Secretary)(Assistant Secretary)

By: _____
C. Donald Dorsey, Executive Vice
President

LANDLORD:

ATTEST:

PET STORES FUNDING CORPORATION,
a Delaware corporation

By: Loerie Fitzgerald
(Secretary)(Assistant Secretary)

By: Tiffany Percival
Tiffany Percival, Vice President

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ENCLOSURE

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RECORDED

STATE OF ARIZONA

COUNTY OF MARICOPA

I, _____, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that C. Donald Dorsey and _____, personally known to me to be the authorized signatories of PETSMART, Inc., a Delaware corporation, whose names are subscribed to the within Instrument, appeared before me this day in person and severally acknowledged that as such authorized signatories each person signed and delivered the said Instrument as his/her free and voluntary act and as the free and voluntary act and deed of said Corporation for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal, this _____ day of December, 1995.

Notary Public

My Commission Expires:

STATE OF MASSACHUSETTS

COUNTY OF SUFFOLK

I, JANE D. WISEMAN, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that Tiffany Perchepi and Lorrie A. Fitzgerald, personally known to me to be the authorized signatories of Pet Stores Funding Corporation, a Delaware corporation, whose names are subscribed to the within Instrument, appeared before me this day in person and severally acknowledged that as such authorized signatories each person signed and delivered the said Instrument as her/his free and voluntary act and as the free and voluntary act and deed of said Corporation for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal, this 22 day of December, 1995.

Jane D. Wiseman
Notary Public

My Commission Expires:

JANE D. WISEMAN, Notary Public
My Commission Expires Dec. 2, 1999

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EXHIBIT A

Legal Description

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part of The H.O. Stone Northlake Addition, being a subdivision of that part of the Northeast Quarter of Section 6, Township 39 North, Range 12, East of the Third Principal Meridian, and recorded July 3, 1930 as Document No. 10697148 in Cook County, Illinois described as follows:

Commencing at the Southwest corner of Lot 1 in Block 3 in said The H.O. Stone Northlake Addition; Thence North 88 degrees 48 minutes 02 seconds East along the South line of said Block 3, 195.17 feet; Thence South 01 degree 11 minutes 58 seconds East, 49.00 feet; Thence North 88 degrees 48 minutes 02 seconds East, 271.00 feet; Thence South 01 degree 11 minutes 58 seconds East, 29.00 feet to the point of beginning; Thence the following courses; North 88 degrees 48 minutes 02 seconds East, 54.00 feet; North 01 degree 11 minutes 58 seconds West, 156.00 feet; North 88 degrees 48 minutes 02 seconds East, 156.00 feet; South 01 degree 11 minutes 58 seconds East, 11.33 feet; North 88 degrees 48 minutes 02 seconds East, 30.00 feet; North 01 degree 11 minutes 58 seconds East, 124.67 feet; North 88 degrees 48 minutes 02 seconds East, 71.00 feet; South 01 degree 11 minutes 58 seconds East, 207.00 feet; South 88 degrees 48 minutes 02 seconds West, 15.00 feet; North 01 degree 11 minutes 58 seconds West, 156.00 feet; South 88 degrees 48 minutes 02 seconds West, 296.00 feet; North 01 degrees 11 minutes 58 seconds West, 153.00 feet to the point of beginning, and containing 85,207 square feet or 1.956 acres.

ALSO KNOWN AS LOT 6 IN NORTHLAKE COMMONS SHOPPING CENTER A RESUBDIVISION OF PART OF "THE H. O. STONE NORTHLAKE ADDITION", BEING A SUBDIVISION OF THAT PART OF THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND RECORDED JULY 3, 1930 AS DOCUMENT NO. 10697148 IN COOK COUNTY, ILLINOIS, WHICH RESUBDIVISION PLAT WAS RECORDED ON DECEMBER 21, 1995 AS DOCUMENT NO. 95889912 IN COOK COUNTY, ILLINOIS.

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Permanent Real Estate Tax Numbers:

15-06-207-001	15-06-206-009
15-06-207-002	15-06-206-010
15-06-207-018	15-06-206-041
15-06-207-052	15-06-206-042
15-06-207-053	15-06-206-043
15-06-207-012	15-06-206-031
15-06-207-011	15-06-206-032
15-06-206-008	

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