



MISC Inst. # 2018102573, Pg: 1 of 7 Rec Date: 12/31/2018 12:25:50.117

Fee Received: \$46.00 Electronically Recorded By: PN

Douglas County, NE Assessor/Register of Deeds DIANE L. BATTIATO

WHEN RECORDED RETURN TO:

Michael Gibson
 Bass, Berry & Sims PLC
 1201 Pennsylvania Avenue NW
 Suite 300
 Washington, DC 20004
 Phone: (202) 827-2972

(Above Space For Recorder's Use Only)

APN: 024790014 (as to Exhibit A)

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 2 of 2

MEMORANDUM OF LEASE

THIS MEMORANDUM OF LEASE, dated for reference purposes only December 20, 2018 (the "Effective Date"), is made by and between NM GLCR II, L.L.C., a Delaware limited liability company, and NM GLACIER II CANADA CORP., a British Columbia corporation (individually and collectively as the context may require, "Lessor"), and ARCTIC GLACIER U.S.A., INC., a Delaware corporation, and ARCTIC GLACIER CANADA INC., a British Columbia corporation (jointly and severally and individually and collectively as the context may require, "Lessee").

Lessor and Lessee have entered into that certain Lease Agreement dated as of December 20, 2018, by and between Lessor and Lessee (as amended from time to time, the "Lease") and the purpose of this Memorandum of Lease is to give record notice of the existence of the Lease and its terms.

1. Premises. Pursuant to the terms of the Lease, Lessor has leased to Lessee and Lessee has leased from Lessor the real property commonly known by the street address of 8211 F Street, Omaha, Nebraska, the legal description of which is more specifically set forth on the attached Exhibit A.

Inst. # 2018102573, Pages: 2 of 7

2. Term. The term of the Lease is twenty (20) years from the Commencement Date (as defined in the Lease). Lessee has four (4) successive options, each option entitling Lessee to extend the term for an additional five (5) year period.

3. Responsibility for Liens. NOTICE IS HEREBY GIVEN THAT LESSOR SHALL NOT BE LIABLE FOR ANY LABOR, SERVICES OR MATERIALS FURNISHED OR TO BE FURNISHED TO LESSEE OR AT LESSEE'S REQUEST, OR TO ANYONE HOLDING ANY OF THE PROPERTY THROUGH OR UNDER LESSEE, AND THAT NO MECHANICS' OR OTHER LIENS FOR ANY SUCH LABOR, SERVICES OR MATERIALS SHALL ATTACH TO OR AFFECT THE INTEREST OF LESSOR IN AND TO ANY OF THE PROPERTY AND THAT LESSEE IS NOT AUTHORIZED TO ACT AS LESSOR'S AGENT AND IS NOT AUTHORIZED TO MAKE THE IMPROVEMENTS BASED ON RENT CONCESSIONS.

4. Incorporation by Reference. All provisions set forth in the Lease are hereby incorporated by reference in this Memorandum of Lease.

5. Counterparts. This Memorandum of Lease may be executed in counterparts, each of which shall constitute an original and all of which together shall constitute one and the same instrument.

[SIGNATURE PAGE FOLLOWS]

Inst. # 2018102573, Pages: 3 of 7

IN WITNESS WHEREOF, the parties have executed this Memorandum of Lease on the date first above written.

LESSOR:

NM GLCR II, L.L.C.,
a Delaware limited liability company

By: NM Net Lease Partners Manager, L.L.C., a Delaware limited liability company, its non-member manager

By: _____
Name: Peter E. Kaplan, Jr.
Title: President

NM GLACIER II CANADA CORP., a British Columbia corporation

By: _____
Name: Peter E. Kaplan, Jr.
Title: President

LESSEE:

ARCTIC GLACIER U.S.A., INC., a Delaware corporation

By: _____
Name: _____
Title: _____

ARCTIC GLACIER CANADA, INC., a British Columbia corporation

By: _____
Name: _____
Title: _____

[ACKNOWLEDGEMENTS FOLLOW]

Inst. # 2018102573, Pages: 4 of 7

STATE OF NY
COUNTY OF NY

)
) ss:
)

On 12/18/18 before me, Danielle Antoncic a Notary Public, personally appeared Peter E. Kaplan, Jr., who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

[Signature]

Notary Public

[Seal]



STATE OF NY
COUNTY OF NY

)
) ss:
)

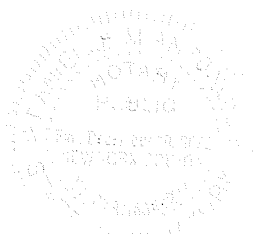
On 12/18/18 before me, Danielle Antoncic a Notary Public, personally appeared Peter E. Kaplan, Jr., who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

[Signature]

Notary Public

[Seal]



Acknowledgements to Nebraska Memorandum of Lease

Inst. # 2018102573, Pages: 5 of 7

IN WITNESS WHEREOF, the parties have executed this Memorandum of Lease on the date first above written.

LESSOR:

NM GLCR II, L.L.C.,
a Delaware limited liability company

NM Net Lease Partners Manager, L.L.C., a Delaware limited liability company, its non-member manager


By: _____
Name: Peter E. Kaplan, Jr.
Title: President

NM GLACIER II CANADA CORP., a British Columbia corporation

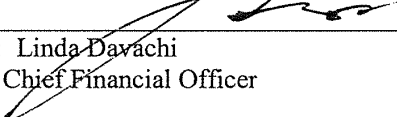
By: _____
Name: _____
Title: _____

LESSEE:

ARCTIC GLACIER U.S.A., INC., a Delaware corporation

By: 
Name: Linda Davachi
Title: Chief Financial Officer

ARCTIC GLACIER CANADA, INC., a British Columbia corporation

By: 
Name: Linda Davachi
Title: Chief Financial Officer

[ACKNOWLEDGEMENTS FOLLOW]

Signature Page to Nebraska Memorandum of Lease

Inst. # 2018102573, Pages: 6 of 7

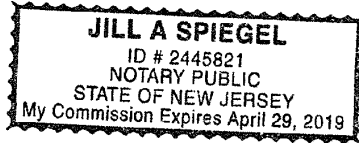
STATE OF NJ)
) ss:
COUNTY OF Essex)

On 20 December before me, Jill Spiegel, Notary Public, personally appeared Linda Davachi, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Jill Spiegel
Notary Public

[Seal]



STATE OF NJ)
) ss:
COUNTY OF Essex)

On 20 December before me, Jill Spiegel, Notary Public, personally appeared Linda Davachi, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Jill Spiegel
Notary Public

[Seal]



Inst. # 2018102573, Pages: 7 of 7

EXHIBIT A

Legal Description

Lot 6, Donlee Industrial Park, an addition to the City of Omaha, Douglas County, Nebraska.

AND

That part of the Northwest Quarter of Section 2, Township 14 North, Range 12 East of the 6th P.M., City of Omaha, Douglas County, Nebraska, described as follows:

Commencing at the Northwest corner of Section 2, Township 14 North, Range 12, East of the 6th P.M., thence East along the North line of Section 2, a distance of 721.3 feet; thence Southerly perpendicular to the North line of said Section 2, a distance of 50 feet to the point of beginning; thence continuing Southerly along the aforementioned line a distance of 497.75 feet; thence Westerly parallel to the North line of said Section 2, a distance of 200 feet; thence Northerly parallel to the penultimate described line, a distance of 498.23 feet; thence Easterly along a line 50 feet distance from and parallel to the North line of said Section 2, a distance of 200 feet to the point of beginning.

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