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Carol Givens
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May 28, 2013 10:38:00 AM

**Register of Deeds
DODGE COUNTY, NE**

Fee \$34.00

Mail To:
The Cato Corporation
8100 Denmark Road
Charlotte, NC 28273
Attention: Susan Lareau/Real Estate

MEMORANDUM OF LEASE BETWEEN

ARBOR GROUP, LLC

AND

THE CATO CORPORATION

Prepared By:

James D. Harris
Real Estate Attorney
8100 Denmark Road
Charlotte, NC 28273

STATE OF NEBRASKA

MEMORANDUM OF LEASE

COUNTY OF DODGE

ARBOR GROUP, LLC, a Nebraska limited liability company, 1941 S. 42nd Street, Omaha, NE 68105, hereby leases to THE CATO CORPORATION, Post Office Box 34216, Charlotte, North Carolina 28234, for a term beginning ~~May 15~~, 2013 and ending January 31, 2019, certain property more particularly described as follows: June 20, RW

Certain Premises on plat as prepared by LESSOR consisting of approximately 4,160 square feet, measuring approximately 52 feet by 80 feet, and as cross-hatched on Exhibit A, attached hereto and hereby made a part hereof, erected or to be erected in the SHOPPES OF FREMONT SHOPPING CENTER, on a tract of land situated in the State of NEBRASKA, County of DODGE, City of FREMONT, with legal description of said land on Exhibit B, attached hereto and made a part hereof.

Subject to provisions of the hereinafter described Lease Agreement, LESSEE has options to extend the term of this Lease to January 31, 2034.

The provisions set forth in a written Lease Agreement between the parties dated as of the 11th day of March, 2013 are hereby incorporated in this Memorandum of Lease.

IN WITNESS WHEREOF, the parties hereto have hereunto executed this Agreement, and affixed their respective seals thereto as of the 11th day of March, 2013.

LESSOR:

ARBOR GROUP, LLC

A Nebraska Limited Liability Company

By: First Management, Inc., its Manager

WITNESS:

R. L. Allen

By: Randall Wieseler
Mr. Randall Wieseler, President

LESSEE:

THE CATO CORPORATION

A Delaware Corporation

By: John P. D. Cato
John P. D. Cato
Chairman, President and Chief Executive Officer

WITNESS:

Meredith Swamy

Attest: Assistant Secretary
Assistant Secretary

[CORPORATE SEAL]

RW

LESSOR'S ACKNOWLEDGMENT

STATE OF NEBRASKA

COUNTY OF DOUGLAS

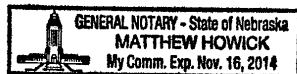
I, Matthew Howick, a Notary Public for said County and State, do hereby certify that MR RANDALL WIESELER FOR MANAGEMENT, INC., Manager of ARBOR GROUP, LLC, a Nebraska limited liability company, personally appeared before me this day and acknowledged the due execution of the foregoing instrument on behalf of the company.

Witness my hand and official seal or stamp, this the 11th day of March, 2013.

My commission expires:

November 16, 2014

Matthew Howick
Notary Public



LESSEE'S ACKNOWLEDGMENT

STATE OF NORTH CAROLINA

COUNTY OF MECKLENBURG

This 18th day of January, 2013 personally came before me JOHN P. D. CATO, who being duly sworn, says that he is the CHAIRMAN, PRESIDENT AND CHIEF EXECUTIVE OFFICER of THE CATO CORPORATION, and that the seal affixed to the foregoing instrument in writing is the corporate seal of the corporation and that said writing was signed and sealed by him in behalf of said corporation by its authority duly given. And its CHAIRMAN, PRESIDENT AND CHIEF EXECUTIVE OFFICER, the said JOHN P. D. CATO, acknowledged the said writing to be the act and deed of said corporation.

WITNESS my hand and Notarial Seal this 18th day of January, 2013.

My commission expires:

My Commission Expires April 25, 2017

Charles R Edwards
Notary Public

A circular notary seal stamp for Charles R Edwards, a Notary Public in Mecklenburg County, North Carolina. The seal contains the text "CHARLES R EDWARDS", "NOTARY PUBLIC", and "MECKLENBURG COUNTY, NC".

John P. D. Cato
RW

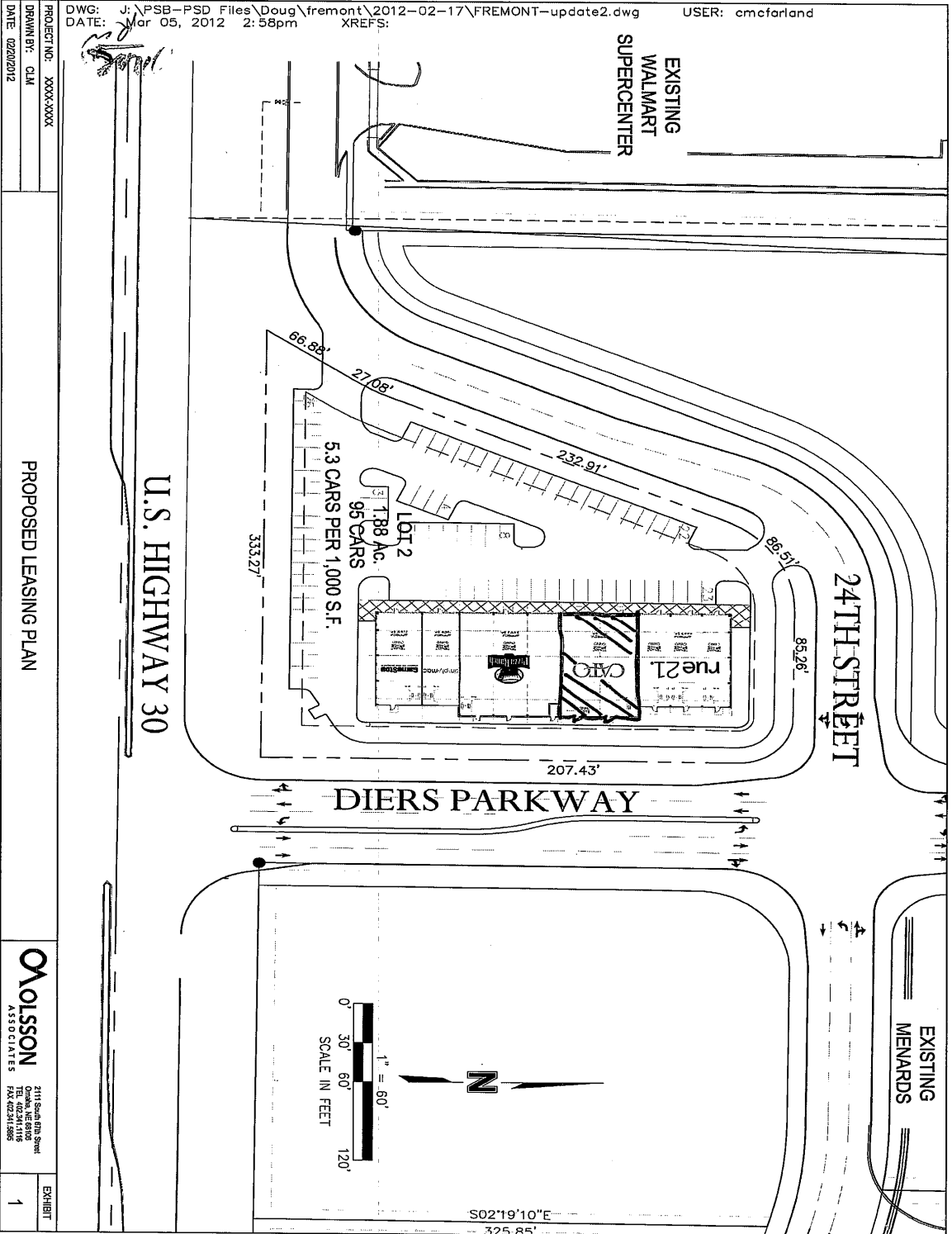


Exhibit A

Exhibit B

Lot 2, Menard Addition, Fremont, Dodge County, Nebraska.

AND

That part of 23rd Avenue North located along the southerly line of Lot 2, Menard Addition, Fremont, Dodge County, Nebraska, originally platted in Wal-Mart's First Addition to said City of Fremont, which shall be considered part of said Lot 2, more particularly described as follows:

Commencing at the intersection of the North Line of said 23rd Avenue North and the West Line of Diers Parkway,

Thence S87°38'00"W a distance of 18.55 feet;

Thence Westerly along said North Line an arc distance of 112.87 feet along a 222.50 foot radius curve to the left, the long chord of which bears S73°05'35"W and has a length of 111.66 feet;

Thence Westerly along said North Line an arc distance of 47.44 feet along a 93.50 foot radius curve to the right, the long chord of which bears S73°05'35"W and has a length of 46.93 feet;

Thence S87°41'20"W a distance of 122.92 feet to the Easterly Line of 24th Street;

Thence S32°14'10"W a distance of 66.77 feet to the North Line of 23rd Street;

Thence N87°41'20"E a distance of 333.11 feet along the North Line of 23rd Street to the West Line of Diers Parkway;

Thence N02°29'35"W a distance of 94.77 feet along the West Line of Diers Parkway to the Point of Beginning, containing 0.47 acres more or less.

Man
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Rev