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Fee amount: 40.00 FB: 66-08297 COMP: MJ

Received - DIANE L. BATTIATO Register of Deeds, Douglas County, NE 07/19/2016 14:34:32.00

This Instrument Prepared By and Upon Recordation return to: Shopko Stores Operating Co., LLC 700 Pilgrim Way Green Bay, Wisconsin 54304 Attn. Legal Counsel

MEMORANDUM OF LEASE

CONTROL NO LONG 3301

THIS MEMORANDUM OF LEASE ("Memorandum") made as of the 3 day of day of 2016, by and between SHOPKO STORES OPERATING CO., LLC, a Delaware limited liability company ("Tenant"), and LUND 144 CENTER, LLC, a Nebraska limited liability company, and OVERLAND WOLF BUILDING PARTNERSHIP, a Nebraska partnership (collectively, "Landlord").

WITNESSETH:

- 1. Premises. Landlord and Tenant have entered into a lease ("Lease") dated ________, 2016, for that certain real property lying, being and situate in the County of Douglas, City of Omaha, State of Nebraska, more particularly described on EXHIBIT A attached hereto and made a part hereof, together with the buildings and improvements located thereon (the "Premises").
- 2. <u>Term and Renewal Options</u>. The Lease has an initial term with respect to the Premises that expires on December 31, 2031, subject to extension (at Tenant's option) as provided therein for two (2) successive additional periods of ten (10) years each.
- 3. <u>Incorporation of Lease</u>. This Memorandum is for informational purposes only and nothing contained herein shall be deemed to in any way modify or otherwise affect any of the terms and conditions of the Lease, the terms of which are incorporated herein by reference. This instrument is merely a memorandum of the Lease and is subject to all of the terms, provisions and conditions of the Lease. In the event of any inconsistency between the terms of the Lease and this instrument, the terms of the Lease shall prevail.

GRANTER = LANDLORD GRANTER = TENANT

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Omaha, NE

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4. Binding Effect. and inure to the benefit of the processors and assigns.	The rights and obligation arties hereto and their res	s set forth herein shall be b spective heirs, personal repr	inding upon resentatives,		
[Signature Pages Follow]					
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IN WITNESS WHEREOF, the parties have executed this Memorandum of Lease as of the day and year first above written.

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	LANDLORD:
	LUND 144 CENTER, LLC, a Nebraska limited liability company
	By:Name: John Lund Its: Manager
STATE OF Nebraska)) SS:)
state and county named above to take ackn Manager of LUND 144 CENTER, LLC, a to be the person who signed the fore acknowledged that the execution thereof wa	day before me, an officer duly authorized in the owledgments, personally appeared John Lund as Nebraska limited liability company, to me known going instrument as such officer and he/she is his/her free act and deed as such officer for the hat the instrument is the act and deed of said this 24 day of, 2016.
GENERAL NOTARY - State of Nebraska JANE M. HEATH My Comm. Exp. February 14, 2018	Notary Public Nabvack 9 My Commission expires: 2/14/2018
QB\40342538.1	3 Omaha, NE

LANDLORD: OVERLAND WOLF BUILDING PARTNERSHIP, a Nebraska partnership Name: John Lung Its: Managing Partner STATE OF _ SS: COUNTY OF _ I HEREBY CERTIFY that on this day before me, an officer duly authorized in the state and county named above to take acknowledgments, personally appeared John Lund as Managing Partner of OVERLAND WOLF BUILDING PARTNERSHIP, a Nebraska partnership, to me known to be the person who signed the foregoing instrument as such officer and he/she acknowledged that the execution thereof was his/her free act and deed as such officer for the use and purposes therein expressed and that the instrument is the act and deed of said partnership. WITNESS my hand and official seal this 29 day of _______, 2016. Notary Public
State of ______ Ny Commission expires: ______ 2/14/2018 GENERAL NOTARY - State of Nebraska JANE M. HEATH My Comm. Exp. February 14, 2018 Omaha, NE QB\40342538.1

		TENANT: SHOPKO STORES OPERATING CO., LLC Delaware limited liability company By: Print Name: Russell Steinhors Print Title: SVP-CFO	C, a
	STATE OF <u>Wisconsin</u> COUNTY OF <u>Brown</u>)) SS:)	
Russ	and county named above to LI Stein horst as SVP-STORES OPERATING CO., LLC, a Delay person who signed the foregoing instrume execution thereof was his/her free act and expressed and that the instrument is the act	of SHC vare limited liability company, to me known to nt as such officer and he/she acknowledged the deed as such officer for the use and purposes to	DPKO be the nat the herein
	MARY E BROWN A BROWN	Notary Public State of Wisconsin My Commission expires: 8/10/19	
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EXHIBIT A

Premises

Real property in the City of Omaha, County of Douglas, State of Nebraska, described as follows:

Lot 2, Crescent Oaks Plaza Replat, an Addition to the City of Omaha, Douglas County, Nebraska.

Together with non-exclusive easement rights created by Corporation Quitclaim Deed, filed May 16, 1984 in Book 1730 at Page 43, Deed Records, Douglas County, Nebraska.

Together with non-exclusive easement rights created by Cross-Easement Agreement by and between Shopko Stores, Inc., a Minnesota corporation, and K.V. Company, a Nebraska Partnership, filed June 13, 1986 in Book 777 at Page 469, Miscellaneous Records, and First Amendment to Cross-Easement Agreement, filed September 24, 1997 in Book 1223 at Page 298, Miscellaneous Records, Douglas County, Nebraska.

TAX I.D.: 1070-1502-09

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Omaha, NE