

NO 01640 ✓	# Pages 6
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Indexed _____	General \$35.00
Total Fees Pd \$40.00	
Submitted Electronically by: First American Title Insurance Co. - NCS	

01640

THE STATE OF NEBRASKA } ss
MADISON COUNTY

This instrument filed for record
the 30 day of April 2018
at 08:30 AM and recorded in
Book 2018 Page 01640

Nancy J. Elton

Register of Deeds

FIRST AMERICAN TITLE

This Instrument Prepared By
and Upon Recordation return to:
Spirit SPE Portfolio 2006-1, LLC
c/o Spirit Realty Capital
2727 North Harwood Street, Suite 300
Dallas, Texas 75201
Attn: Tiara Lipps

TERMINATION OF MEMORANDUM OF LEASE

Landlord: SPIRIT SPE PORTFOLIO 2006-1, LLC, a Delaware limited liability company, and SPIRIT SPE PORTFOLIO 2006-2, LLC, a Delaware limited liability company

Tenant: SHOPKO STORES OPERATING CO., LLC, a Delaware limited liability company

THIS TERMINATION OF MEMORANDUM OF LEASE ("Termination") made as of the 26th day of April, 2018, by and between SHOPKO STORES OPERATING CO., LLC, a Delaware limited liability company ("Tenant"), and SPIRIT SPE PORTFOLIO 2006-1, LLC and SPIRIT SPE PORTFOLIO 2006-2, LLC, each a Delaware limited liability company (collectively, "Landlord").

WITNESSETH:

Landlord and Tenant have entered into a lease (as modified or amended and restated, the "Lease") dated December 15, 2014, for that certain real property lying, being and situate in the County of Madison, City of Norfolk, 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 "Property").

Norfolk, NE
L04085/S01435

Pursuant to the Lease, that certain Memorandum of Lease recorded on July 3, 2006 in the Office of the Register of Deeds for Madison County, Nebraska, in Book 2006-07, Page 357, as amended and restated by that certain Amended and Restated Memorandum of Lease, recorded on February 27, 2015 in Book 2015, Page 00737 (collectively, the "Memorandum").

Landlord and Tenant desire to release of record the Memorandum and record this Termination to evidence such release.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are acknowledged, Landlord and Tenant agree as follows:

1. The parties agree to record this Termination and to discharge of record the Memorandum.
2. Landlord and Tenant hereby confirm that the Lease has terminated as to the Property and is of no further force or effect as to the Property.
3. This Termination may be executed in counterparts.
4. The rights and obligations set forth herein shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, personal representatives, successors and assigns.

[Signatures follow on next pages]

IN WITNESS WHEREOF, the parties have executed this Termination of Memorandum of Lease as of the day and year first above written.

TENANT:

SHOPKO STORES OPERATING CO., LLC,
a Delaware limited liability company

By: [Signature]
Name: J Per Brodin
Its: CFO

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document

STATE OF Wisconsin

COUNTY OF Brown

On the 24 day of April 2018, personally appeared before me, _____
J Per Brodin, whose identity is personally known to me (or proved to me on the basis of satisfactory evidence) and who being by me duly sworn (or affirmed) did say that he is the
CFO of SHOPKO STORES OPERATING CO., LLC, a Delaware limited liability company, and that the foregoing instrument was signed by him on behalf of said limited liability company by authority of the articles of organization (or operating agreement), and he acknowledged to me that said limited liability company executed the same.



My Commission Expires: 1-22-2022

Ann Krzyzewski
Notary Public, State of Wisconsin
Printed Name: Ann Krzyzewski
Notary Commission No. _____

LANDLORD:

SPIRIT SPE PORTFOLIO 2006-1, LLC, a Delaware limited liability company

SPIRIT SPE PORTFOLIO 2006-2, LLC, a Delaware limited liability company

By: Spirit SPE Manager, LLC, a Delaware limited liability company, its Manger

By: Spirit SPE Manager, LLC, a Delaware limited liability company, its Manger

By: [Signature]
Name: Michael Hughes
Its: Executive Vice President

By: [Signature]
Name: Michael Hughes
Its: Executive Vice President

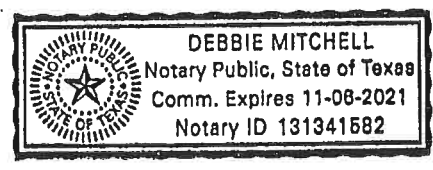
STATE OF TEXAS

COUNTY OF DALLAS

On the 23rd day of April 2018, personally appeared before me, Michael Hughes, whose identity is personally known to me (or proved to me on the basis of satisfactory evidence) and who being by me duly sworn (or affirmed) did say that he is the Executive Vice President of Spirit SPE Manager, LLC, a Delaware limited liability company, the manager of SPIRIT SPE PORTFOLIO 2006-1, LLC, a Delaware limited liability company, and that the foregoing instrument was signed by him on behalf of said limited liability company by authority of the articles of organization (or operating agreement), and he acknowledged to me that said limited liability company executed the same.

(NOTARY SEAL)

[Signature]
Notary Public, State of Texas
Printed Name: Debbie Mitchell.



STATE OF TEXAS

COUNTY OF DALLAS

On the 23rd day of April 2018, personally appeared before me, Michael Hughes, whose identity is personally known to me (or proved to me on the basis of satisfactory evidence) and who being by me duly sworn (or affirmed) did say that he is the Executive Vice President of Spirit SPE Manager, LLC, a Delaware limited liability company, the manager of SPIRIT SPE PORTFOLIO 2006-2, LLC, a Delaware limited liability company, and that the foregoing instrument was signed by him on behalf of said limited liability company by authority of the articles of organization (or operating agreement), and he acknowledged to me that said limited liability company executed the same.

(NOTARY SEAL)

Debbie Mitchell
Notary Public, State of Texas
Printed Name: Debbie Mitchell

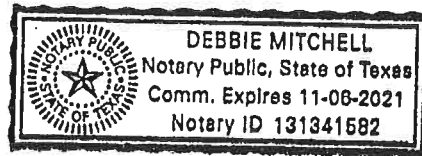


EXHIBIT A

Property

Lot 1 of Replat 2 of Lot 1-R, Block 1, of Replat of Shopko Acres in the City of Norfolk, Madison County, Nebraska.

Together with non-exclusive easement rights created by Cross-Easement and Use Restriction Agreement by and between Shopko Stores, Inc., a Minnesota corporation and Super Valu Stores, Inc., a Delaware corporation, filed May 8, 1986 in M86-5 at Pages 235-258, Amendment filed September 21, 1988 in M88-9 at Pages 704-710A, Assumption filed September 21, 1988 in M88-9 at Pages 719-720, Second Amendment filed August 25, 1989 in M89-8 at Pages 682-687, Third Amendment filed March 17, 2004 in M2004-3 at Pages 1226-1237 Inclusive, Office of Madison County Register of Deeds.

TAX I.D.: 5902800.23