

NO 01642 ✓	# Pages 4
Paged _____	Doc Tax _____
General _____	P&M \$4.00
Indexed _____	General \$24.00
Total Fees Pd \$28.00	
Submitted Electronically by: First American Title Insurance Co. - NCS	

01642 ✓

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 01642

Nancy J. Elton

Register of Deeds

FIRST AMERICAN TITLE

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

THIS MEMORANDUM OF LEASE ("Memorandum") made as of the 26th day of April, 2018, by and between SHOPKO STORES OPERATING CO., LLC, a Delaware limited liability company ("Tenant"), and SMTA SHOPKO PORTFOLIO I, LLC, a Delaware limited liability company ("Landlord").

WITNESSETH:

1. **Premises.** Landlord and Tenant have entered into a master lease ("Lease") dated April 26, 2018, 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 "Premises").
2. **Term and Renewal Options.** 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. **Incorporation of Lease.** 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.
4. **Binding Effect.** 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.

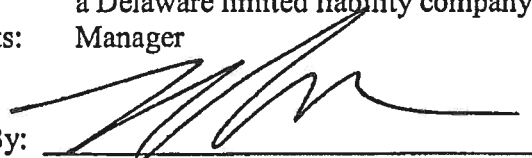
IN WITNESS WHEREOF, the parties have executed this Memorandum of Lease as of the day and year first above written.

LANDLORD:

SMTA SHOPKO PORTFOLIO I, LLC, a Delaware limited liability company

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

Its: Manager

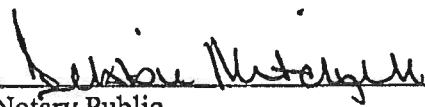


By: _____
Name: Michael Hughes
Title: Executive Vice President

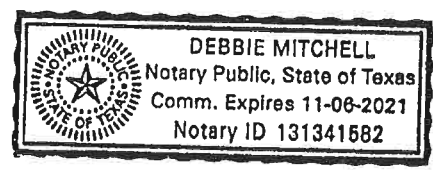
STATE OF TEXAS

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 SMTA Shopko Portfolio I, LLC, a Delaware limited liability, 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 Public



TENANT:

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

By: [Signature]
Print Name: J. Per Brodin
Print Title: CFO

STATE OF Wisconsin)
COUNTY OF Brown)SS:
)

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 J. Per Brodin as CFO of SHOPKO STORES OPERATING CO., LLC, a Delaware limited liability company, 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 company.

WITNESS my hand and official seal this 24 day of April, 2018.

[Signature]
Notary Public
State of WI
My Commission expires: is permanent.

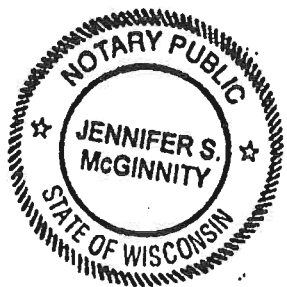


EXHIBIT A

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