



MEMORANDUM OF LEASE

THIS INSTRUMENT PREPARED BY AND
AFTER RECORDING RETURN TO:

Nicholas H. Roby
Davis Brown Law Firm
215 10th St. Suite 1300
Des Moines, IA 50309
(515)288-2500

MEMORANDUM OF LEASE

This MEMORANDUM OF LEASE AGREEMENT (hereinafter called "Memorandum") is executed as of the 13 day of August 2018 (the "Effective Date"), by and between **MTC REAL ESTATE TIC, LLC, PORTAGE DANIELS, L.L.C., PORTAGE GREENFIELD, L.L.C., PORTAGE BAER, L.L.C., PORTAGE WOLF, L.L.C., and PORTAGE KAHAN, L.L.C.**, as tenants in common (hereinafter collectively called "Lessor") and **MTC HOTEL ASSOCIATES, LLC** (hereinafter called "Lessee").

WHEREAS, Lessor and Lessee entered into a Lease Agreement, effective of even date herewith (the "Lease"), with respect to real estate located in Douglas County, Nebraska legally described as:

Unit 2, Midtown Crossing Parcel 1 Condominium, a condominium organized and existing under the laws of the State of Nebraska pursuant to the Declaration thereof recorded October 11, 2017 as Instrument No. 2017081791 of the Records of Douglas County, Nebraska.

WHEREAS, the parties wish to record evidence of the Lease to place third parties on notice of the existence of the Lease and the parties' rights thereunder;

NOW, THEREFORE, the parties state the essential terms of said Lease are as follows:

1. The commencement date of the Lease was the Effective Date, and the initial term of the Lease will end at the end of the month which is twenty-five (25) years after the Effective Date.
2. The other terms and provisions of the Lease are incorporated herein by this reference.

THIS IS ONLY A MEMORANDUM OF THE LEASE. THE COMPLETE AGREEMENT BETWEEN THE PARTIES IS CONTAINED IN THE LEASE AND ANY AMENDMENT(S) TO THE LEASE. THIS MEMORANDUM MAY BE EXECUTED IN SEVERAL COUNTERPARTS, EACH OF WHICH WILL BE DEEMED AN ORIGINAL, AND ALL SUCH COUNTERPARTS TOGETHER WILL CONSTITUTE ONE AND THE SAME INSTRUMENT.

IN WITNESS WHEREOF, the parties have duly executed this Memorandum effective as of the Effective Date.

[Signature pages follow.]

LESSEE:

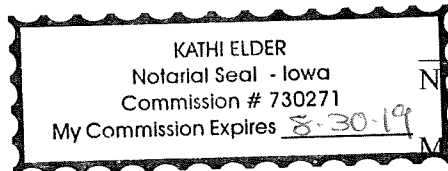
MTC HOTEL ASSOCIATES, LLC
an Iowa limited liability company

By: Kinseth MTC, LLC, an Iowa liability company, its Manager

By: Bruce Kinseth
Bruce Kinseth, Manager

STATE OF IOWA, COUNTY OF Johnson, ss:

This record was acknowledged before me on the 21st day of August, 2018, by Bruce Kinseth, Manager of Kinseth MTC, LLC, an Iowa limited liability company, Manager of MTC Hotel Associates, LLC, an Iowa limited liability company.



Kathi Elder
Notary Public, State of Iowa
My commission expires: 8-30-19

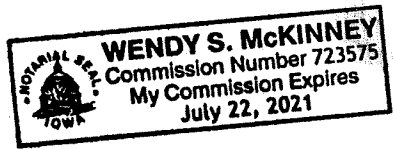
PORTAGE GREENFIELD, L.L.C.,
a Delaware limited liability company

By: *[Signature]*
Gary A. Greenfield, President

STATE OF *Iowa*, COUNTY OF *Polk*

The foregoing instrument was acknowledged before me on *August 17*, 2018, by Gary A. Greenfield, as President of Portage Greenfield, L.L.C., a Delaware limited liability company.

Wendy S. McKinney
Notary Public
My commission expires: *July 22, 2021*



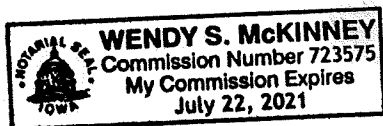
PORTAGE BAER, L.L.C.,
a Delaware limited liability company

By: 
Steven K. Baer, President

STATE OF Iowa, COUNTY OF Polk

The foregoing instrument was acknowledged before me on August 17th, 2018, by Steven K. Baer, as President of Portage Baer, L.L.C., a Delaware limited liability company.

Wendy S. McKinney
Notary Public
My commission expires: July 22, 2021



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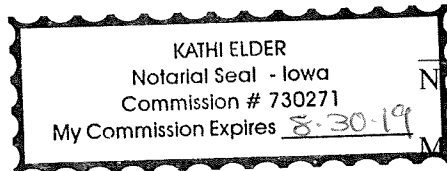
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By: Bruce Kinseth
Bruce Kinseth, Manager

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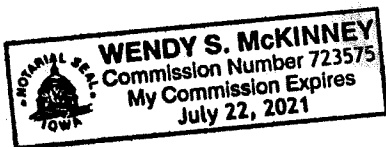
PORTAGE GREENFIELD, L.L.C.,
a Delaware limited liability company

By: *Gary A. Greenfield*
Gary A. Greenfield, President

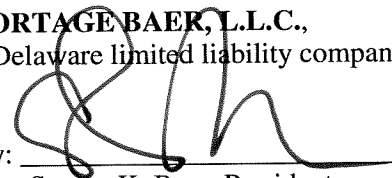
STATE OF Iowa, COUNTY OF Polk

The foregoing instrument was acknowledged before me on August 17, 2018, by Gary A. Greenfield, as President of Portage Greenfield, L.L.C., a Delaware limited liability company.

Wendy S. McKinney
Notary Public
My commission expires: July 22, 2021



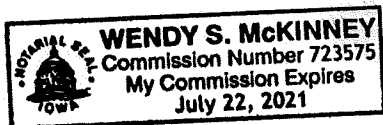
PORTAGE BAER, L.L.C.,
a Delaware limited liability company

By: 
Steven K. Baer, President

STATE OF Iowa, COUNTY OF Polk

The foregoing instrument was acknowledged before me on August 17th, 2018, by Steven K. Baer, as President of Portage Baer, L.L.C., a Delaware limited liability company.

Wendy S. McKinney
Notary Public
My commission expires: July 22, 2021



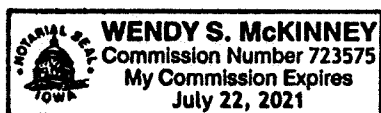
PORTAGE WOLF, L.L.C.,
a Delaware limited liability company

By: *[Signature]*
Abe M. Wolf, President

STATE OF Iowa, COUNTY OF Polk

The foregoing instrument was acknowledged before me on August 17th, 2018, by Abe M. Wolf, as President of Portage Wolf, L.L.C., a Delaware limited liability company.

Wendy S. McKinney
Notary Public
My commission expires: July 22, 2021



PORTAGE KAHAN, L.L.C.,
a Delaware limited liability company

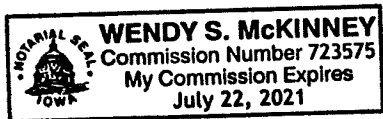
By: 
Marc A. Kahan, President

STATE OF Iowa, COUNTY OF Polk, ss:

This record was acknowledged before me on the 16th day of August, 2018, by Marc A. Kahan, President of Portage Kahan, L.L.C., a Delaware limited liability company.

Wendy S McKinney
Notary Public, State of Iowa

My commission expires: July 22, 2021



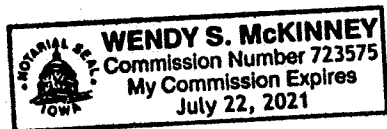
PORTAGE DANIELS, L.L.C.,
a Delaware limited liability company

By: *Ronald L. Daniels*
Ronald L. Daniels, President

STATE OF Iowa, COUNTY OF Polk

The foregoing instrument was acknowledged before me on August 17th, 2018, by Ronald L. Daniels, as President of Portage Daniels, L.L.C., a Delaware limited liability company.

Wendy S. McKinney
Notary Public
My commission expires: July 22, 2021



LESSOR:

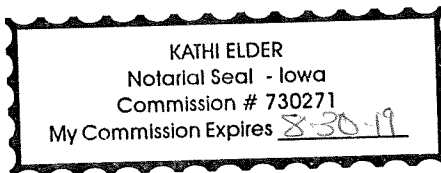
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