

MEMORANDUM OF LEASE
(Riverview Lanes Consolidated, 2908 Riverview Rd., Birmingham, AL)
(Center No. 259)

THIS MEMORANDUM OF LEASE, (this "**Memorandum**") dated as of the 18th day of September, 2014, by and among BW BOWLING PROPERTIES LP, a Delaware limited partnership ("**BBP LP**"), BW BOWLING PROPERTIES CANADA INC., a British Columbia corporation ("**BBPC**"), BW BOWLING PROPERTIES LLC, a Delaware limited liability company ("**BBP LLC**", and collectively with BBP LP and BBPC, "**Lessor**"), each having an address at c/o iStar Financial Inc., 1114 Avenue of the Americas, New York, New York 10036, and LEISERV, LLC, a Delaware limited liability company ("**LEISERV**"), and BRUNSWICK CENTRES, INC., an Ontario corporation ("**BCI**", and together with LEISERV, "**Lessee**"), each having an address at c/o Bowlmor AMF Centers, 222 West 44th Street, New York, New York 10036.

W I T N E S S E T H:

Lessor and Lessee have entered into a Lease Agreement (the "**Lease Agreement**") of even date herewith, pursuant to which Lessee has jointly and severally let and demised from Lessor fifty-eight (58) Sites and the buildings, structures and other improvements located thereon, including the land more particularly described in Exhibit A attached hereto (the "**Property**"), which Property is owned by BBP LP and occupied by Leiserv. Capitalized terms used and not otherwise defined herein shall have the meanings given to them in the Lease Agreement.

NOW, THEREFORE, Lessor and Lessee hereby state the following for recording and agree that:


1. This Memorandum is to be recorded in order that third parties will have notice of the existence of the Lease Agreement.
2. The Lease Agreement is for a term of approximately twenty (20) years commencing on the date hereof and expiring on the last day of the 240th full calendar month following the commencement date. Subject to certain conditions, the term of the Lease Agreement may be extended by Lessee for up to seven (7) consecutive extension terms, each extension term being ten (10) years in length.
3. The Lease Agreement grants the Lessee a right of first refusal to purchase the Property (or portions thereof) under certain circumstances.
4. NOTICE IS HEREBY GIVEN THAT THE LESSOR IS NOT AND SHALL NOT BE LIABLE FOR ANY LABOR, SERVICES OR MATERIALS FURNISHED OR TO BE FURNISHED TO LESSEE OR ANYONE HOLDING OR POSSESSING THE PROPERTY OR ANY PART THEREOF THROUGH OR UNDER LESSEE.
5. All of the terms, conditions, provisions and covenants of the Lease Agreement are incorporated in this Memorandum by reference as though written out at length herein, and the

Lease Agreement and this Memorandum shall be deemed to constitute a single instrument or document; provided, that in the event of a conflict between this Memorandum and the Lease Agreement, the terms and conditions of the Lease Agreement shall govern and nothing herein shall be construed to be a modification of or amendment to any of the terms and conditions of the Lease Agreement.

6. A complete copy of the Lease Agreement is on file at the office of the Lessee at the address set forth above.

7. This Memorandum may be executed in counterparts, each of which shall be deemed an original, but all of which when taken together shall constitute one and the same instrument.

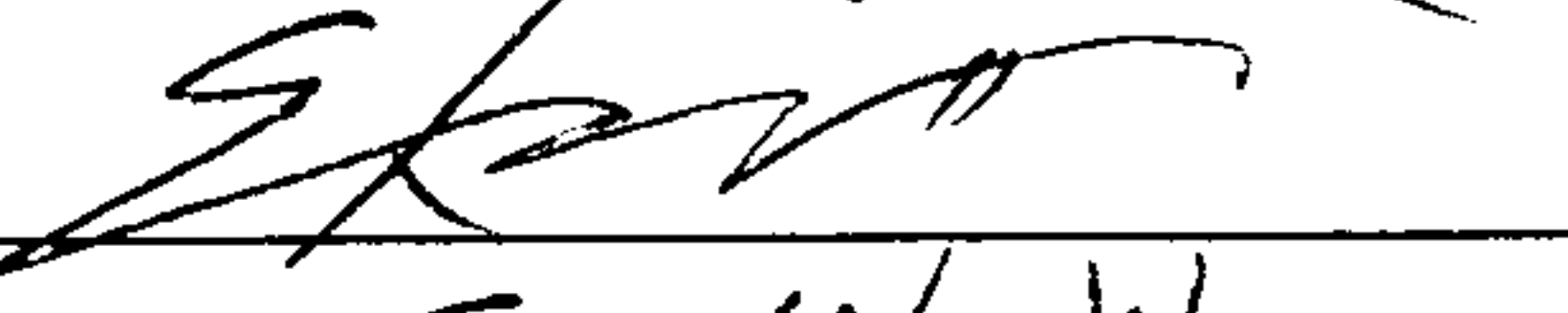
IN WITNESS WHEREOF, Lessor and Lessee have duly executed and delivered this Memorandum on the attached signature pages as of the day and year first written above.


20141003000311720 2/8 \$3542.00
Shelby Cnty Judge of Probate, AL
10/03/2014 03:21:33 PM FILED/CERT

LESSOR SIGNATURE PAGE TO MEMORANDUM OF LEASE


Signed and acknowledged
in the presence of:


Printed Name: **Dorothy Melnick**



Printed Name: **Eric Wright**


BW BOWLING PROPERTIES LP, a
Delaware limited partnership

By: BW Bowling Properties GenPar LLC, a
Delaware limited liability, its General
Partner


By: 
Name: _____
Title: _____

Signed and acknowledged
in the presence of:



Printed Name: **Dorothy Melnick**

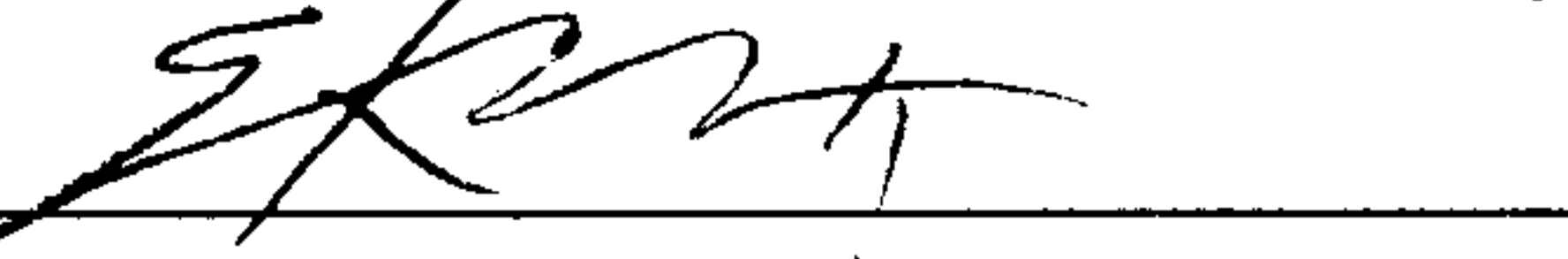

Printed Name: **Eric Wright**

BW BOWLING PROPERTIES CANADA
INC., a British Columbia corporation

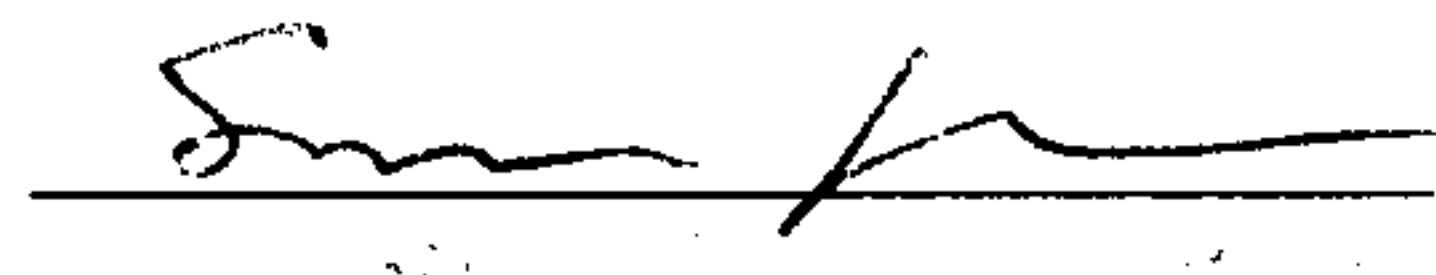
By: 
Name: _____
Title: _____

Signed and acknowledged
in the presence of:


Printed Name: **Dorothy Melnick**


Printed Name: **Eric Wright**

BW BOWLING PROPERTIES LLC, a
Delaware limited liability company

By: 
Name: _____
Title: _____



20141003000311720 3/8 \$3542.00
Shelby Cnty Judge of Probate, AL
10/03/2014 03:21:33 PM FILED/CERT

STATE OF NY)
)
COUNTY OF NY) SS

On September 16 2014, before me, the undersigned, personally appeared Samantha K. Garbus, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Witness my hand and official seal.

Michele Goldberg
Notary Public

My Commission expires: _____

[SEAL]

MICHELE GOLDBERG
Notary Public, State of New York
No. 01GO6172975
Qualified in New York County
Commission Expires 11/10/2015

STATE OF NY)
)
COUNTY OF NY) SS

On September 16 2014, before me, the undersigned, personally appeared Samantha K. Garbus, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.


Witness my hand and official seal.

Michele Goldberg
Notary Public

My Commission expires: _____

[SEAL]

MICHELE GOLDBERG
Notary Public, State of New York
No. 01GO6172975
Qualified in New York County
Commission Expires 11/10/2015


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STATE OF NY)
)
COUNTY OF NY) SS

On September 16 2014 before me, the undersigned, personally appeared Samantha Garbas, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Witness my hand and official seal.

Michele Goldberg
Notary Public

My Commission expires: _____

[SEAL] MICHELE GOLDBERG
Notary Public, State of New York
No. 01G06172975
Qualified in New York County
Commission Expires 11/10/2015

This instrument prepared by:

Cara Q. Hanson, Esq.
Katten Muchin Rosenman LLP
525 West Monroe Street, Suite 1900
Chicago, Illinois 60661-3693



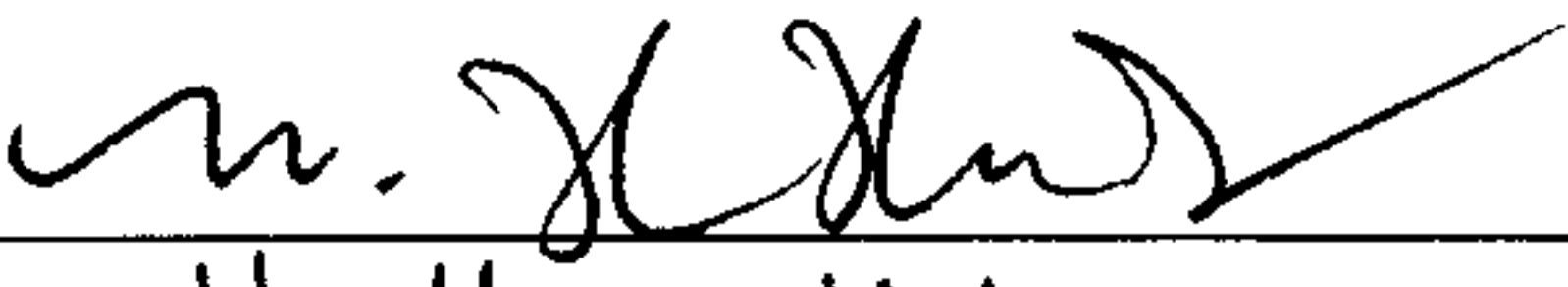
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Shelby Cnty Judge of Probate, AL
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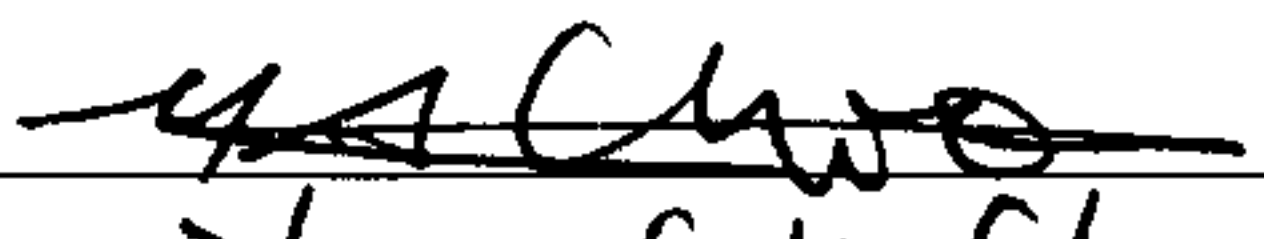
LESSEE SIGNATURE PAGE TO MEMORANDUM OF LEASE


TENANT:

LEISERV, LLC, a Delaware limited liability company

WITNESS:

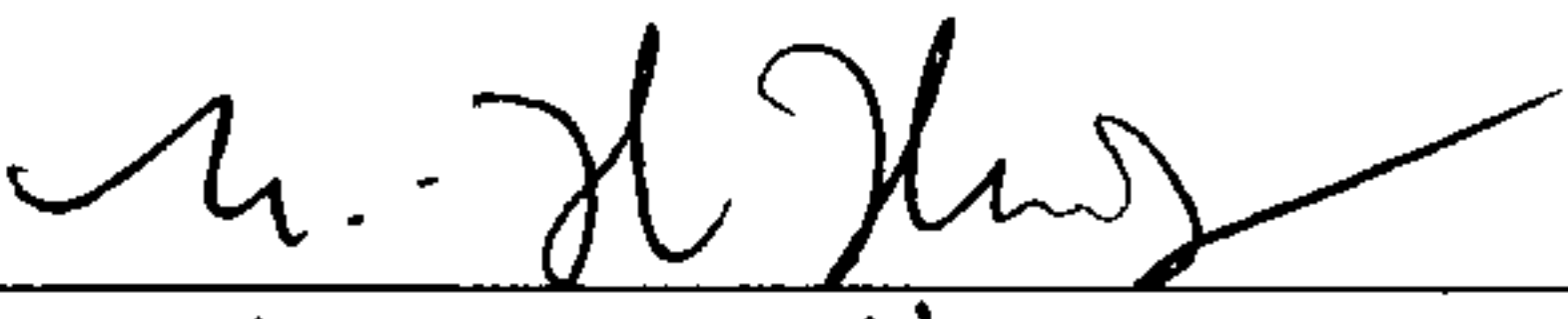

Name: Hadley Holmes



Name: Yoon Suk Choo


By: 
Name: BRETT PARKER
Title: Exp, CFO, Treasurer, & Secretary


BRUNSWICK CENTRES, INC., an Ontario corporation

WITNESS:


Name: Hadley Holmes


Name: Yoon Suk Choo

By: 
Name: BRETT PARKER
Title: Secretary, Treasurer, CFO & VP


20141003000311720 6/8 \$3542.00
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STATE OF New York)
COUNTY OF New York) SS

On September 16, 2014 before me, the undersigned, personally appeared Brett Parker, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Witness my hand and official seal.

Jamie Santiago
Notary Public

My Commission expires: _____

[SEAL]

JAVIER SANTIAGO
Notary Public, State of New York
No. 01SA6185530
Qualified in New York County
Commission Expires April 21, 2016

STATE OF New York)
COUNTY OF New York) SS

On September 16, 2014 before me, the undersigned, personally appeared Brett Parker, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.


Witness my hand and official seal.

Jamie Santiago
Notary Public

My Commission expires: _____

[SEAL]

JAVIER SANTIAGO
Notary Public, State of New York
No. 01SA6185530
Qualified in New York County
Commission Expires April 21, 2016

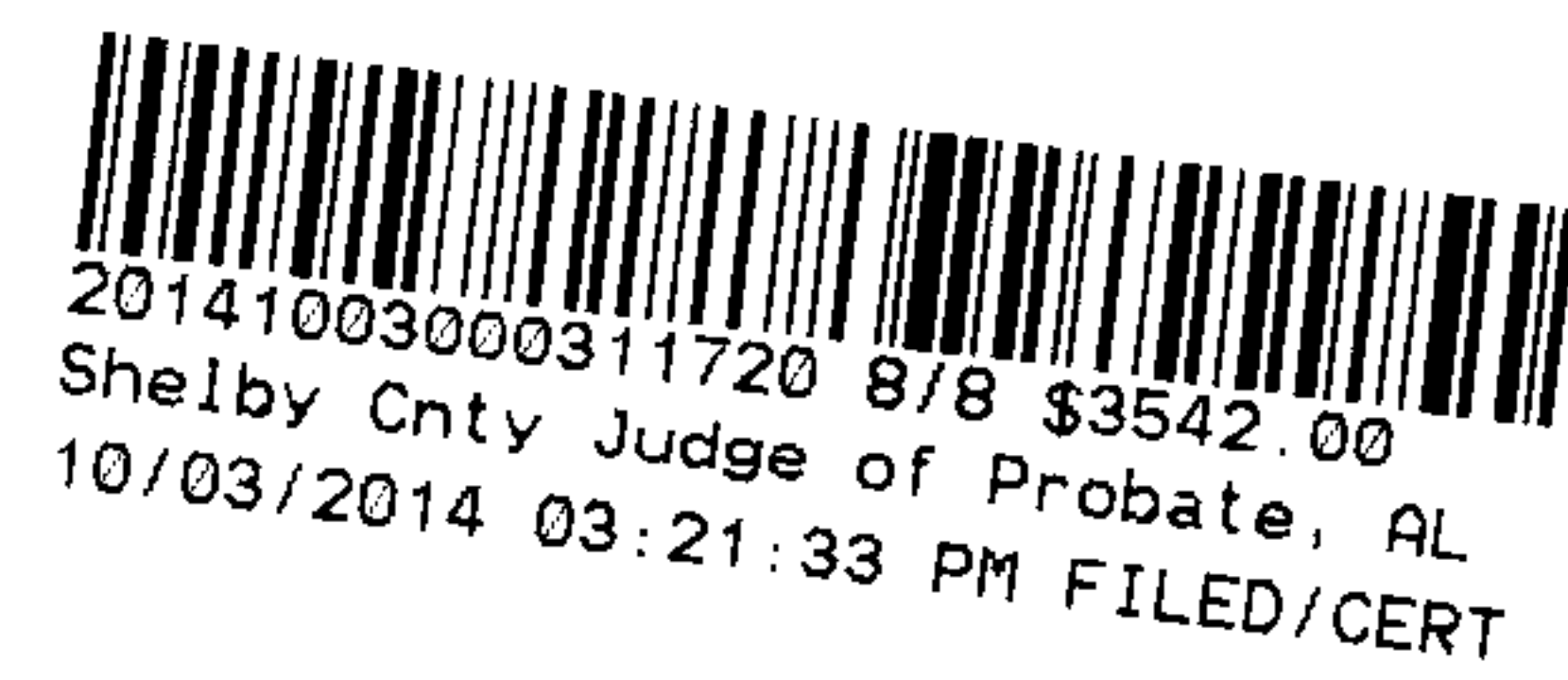

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Site 1 Center 259 Birmingham, AL

EXHIBIT "A"
LEGAL DESCRIPTION

Lot 1, according to the Survey of Cahaba Commons, as recorded in Map Book 13, page 145, in the Probate Office of Shelby County, Alabama.

TOGETHER WITH the rights granted in that certain Grant of Drainage Easement dated February 29, 2000 and recorded in Instrument 2000-07533 in said Probate Office.



Center 259
CT NBU No. 21401365
Survey Site No. 201401007, 023