

PREPARED BY:

Daniel McIntosh, Esquire  
Lowndes, Drosdick, Doster  
Kantor & Reed, P.A.  
450 S. Orange Avenue, Suite 200  
Orlando, Florida 32801

Shelby County, AL 11/20/2015  
State of Alabama  
Deed Tax: \$1365.50

AFTER RECORDING RETURN TO:

Kelli J. Vos  
Fidelity National Title  
One East Washington Street  
Suite #450  
Phoenix, AZ 85004

20151120000401320 1/4 \$1388.50  
Shelby Cnty Judge of Probate, AL  
11/20/2015 11:53:48 AM FILED/CERT

MEMORANDUM OF LEASE

This Memorandum of Lease, dated the 9<sup>th</sup> day of November, 2015, is by and between **FCPT HOSPITALITY PROPERTIES, LLC**, a Delaware limited liability company, whose address is c/o: Four Corners Property Trust, Inc., 591 Redwood Highway, Suite 1150, Mill Valley, CA 94941 ("**Lessor**"), and **RARE HOSPITALITY INTERNATIONAL, INC.**, a Georgia corporation, whose address is c/o: Darden Restaurants, Inc., Attn: Property Law Administration Dept., 1000 Darden Center Drive, Orlando, FL 32837 ("**Lessee**").

RECITALS:

On November 9, 2015, Lessor and Lessee entered into a written lease agreement (the "**Lease**") for certain property situated in the City of Hoover, Shelby County, Alabama, as more particularly set forth in the Lease and described on **Exhibit A** attached hereto (the "**Property**"), including any rights, rights of way, easements, water rights, and Lessor's right, title and interest in and to all streets, alleys, strips and gores abutting such property, if any; and

The parties desire to place their interests in the Lease as a matter of record.

NOW, THEREFORE, the parties represent as follows:

1. Term. The Initial Term of the Lease will be twelve (12) years and shall expire at midnight on October 31, 2027, unless terminated sooner as provided in the Lease and as may be extended as provided therein.
2. Extensions. Lessee has the right and option to extend the Initial Term for five (5) additional successive periods of five (5) years each, pursuant to the terms and conditions of the Lease.
3. Right of First Offer. The Lease contains a right of first offer to purchase the Property or interests therein, as more particularly described in Article 16 of the Lease.

Unless otherwise set forth herein, all capitalized terms used herein shall have the same meaning as set forth in the Lease.

Lessor and Lessee have signed this Memorandum of Lease as of the day and year first above written.

Signed, sealed and delivered in the presence of the following witnesses:

Meredith Zomek  
Signature of Witness

Meredith Zomek  
Printed Name of Witness

Regan Parr  
Signature of Witness

Regan Parr  
Printed Name of Witness

**LESSOR:**

**FCPT HOSPITALITY PROPERTIES, LLC**, a Delaware limited liability company

By: [Signature]

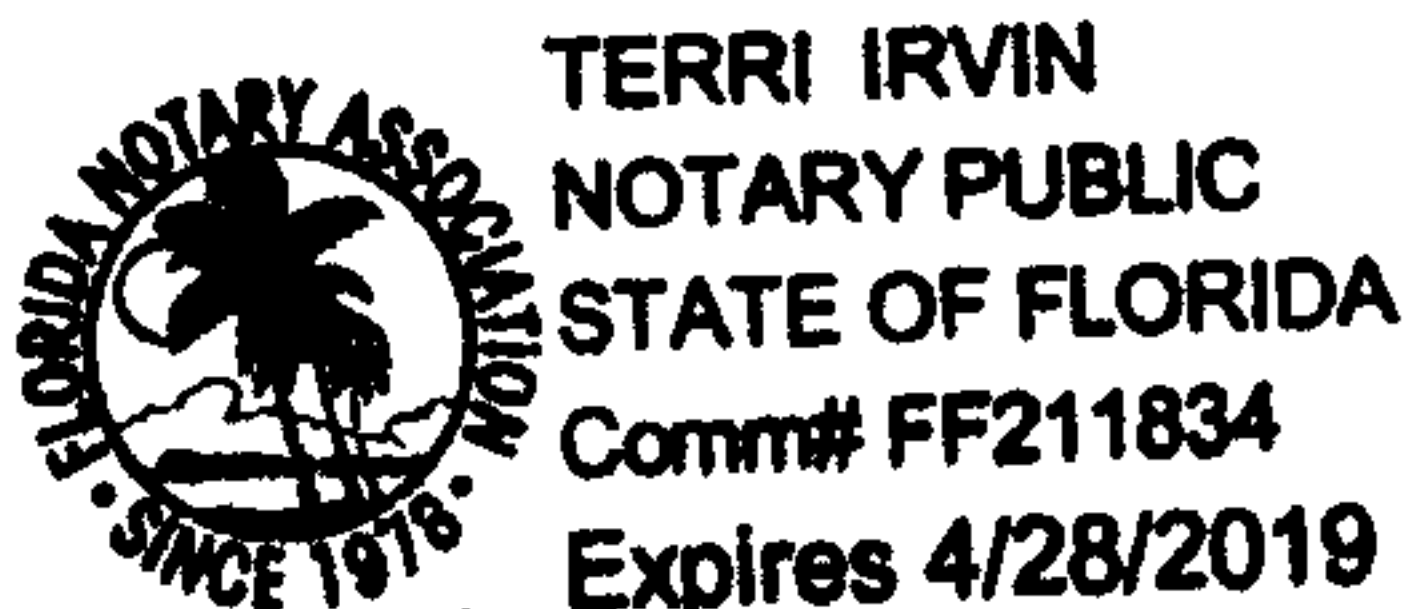
Name: Anthony G. Morrow

Title: Secretary

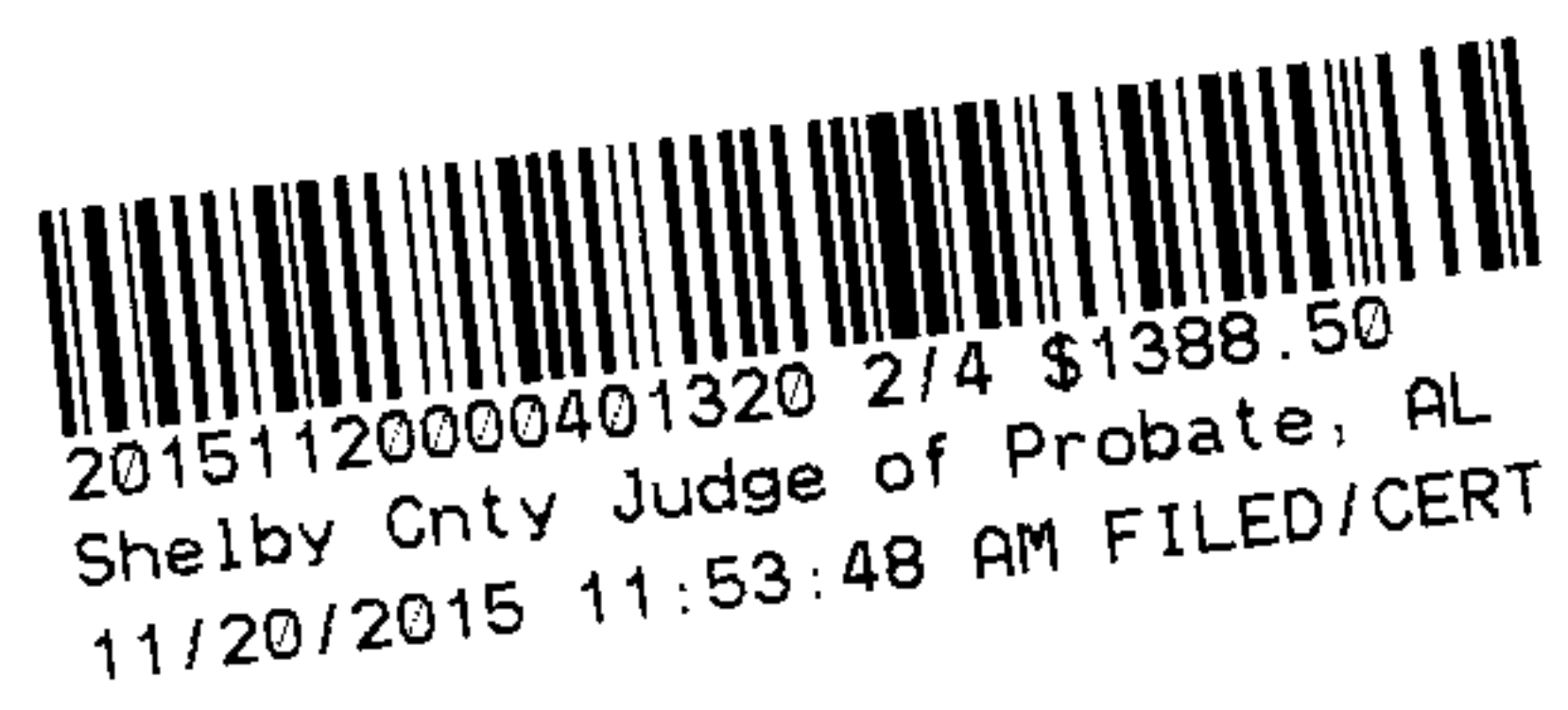
STATE OF FLORIDA  
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 2<sup>nd</sup> day of November, 2015, by Anthony G. Morrow, as Secretary of FCPT Hospitality Properties, LLC, a Delaware limited liability company, on behalf of the company. He ~~(She)~~ ☐ is personally known to me or ☒ has produced Driver's License as identification.

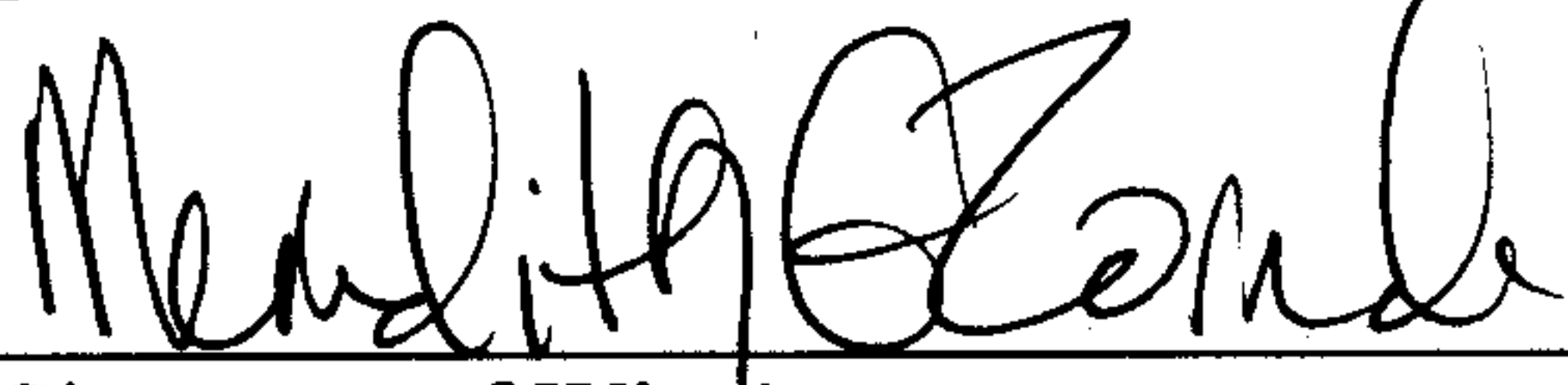
(NOTARY SEAL)



[Signature]  
Notary Public Signature



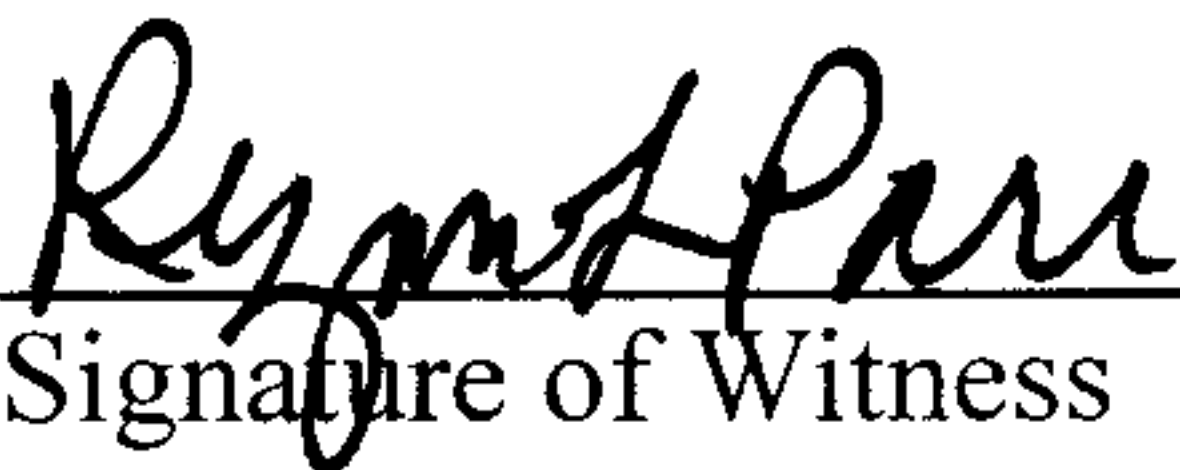
Signed, sealed and delivered in the presence of the following witnesses:



Signature of Witness

**Meredith Zomek**

Printed Name of Witness



Signature of Witness

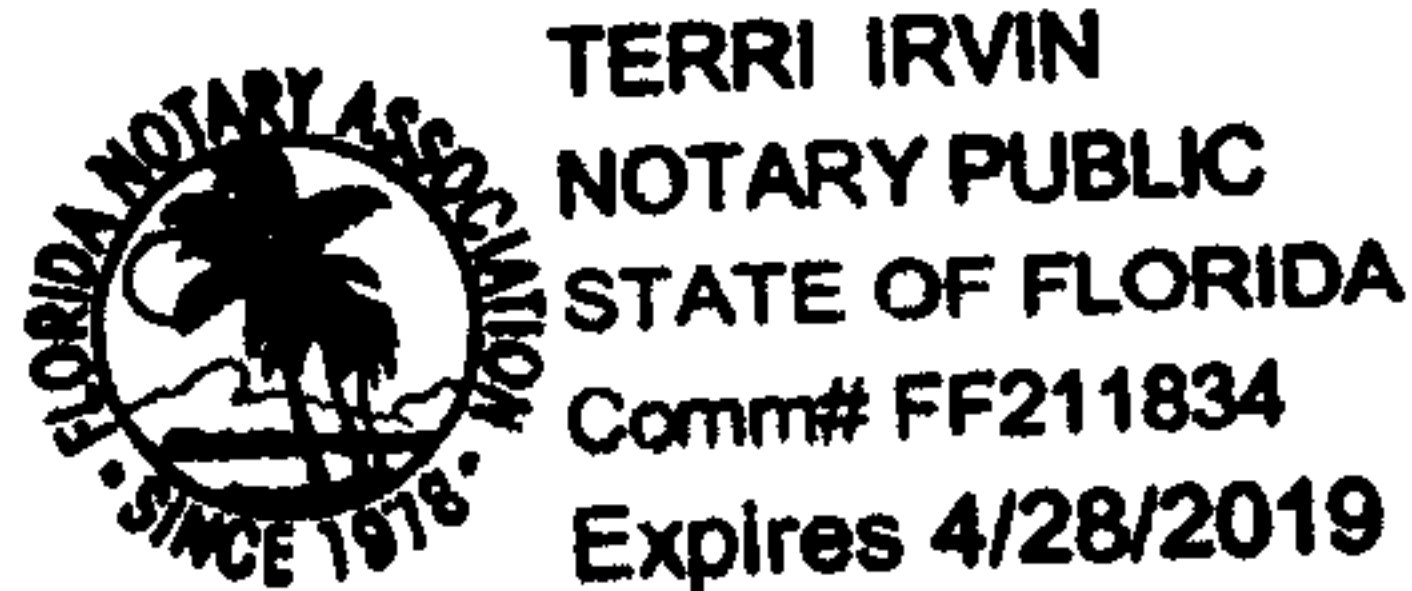
**Regan Parr**

Printed Name of Witness

STATE OF FLORIDA  
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 2<sup>nd</sup> day of September, 2015, by Joseph G. Kern, as Vice President of Rare Hospitality International, Inc., a Georgia corporation, on behalf of the corporation. He (She) ☒ is personally known to me or ☐ has produced \_\_\_\_\_ as identification.

(NOTARY SEAL)



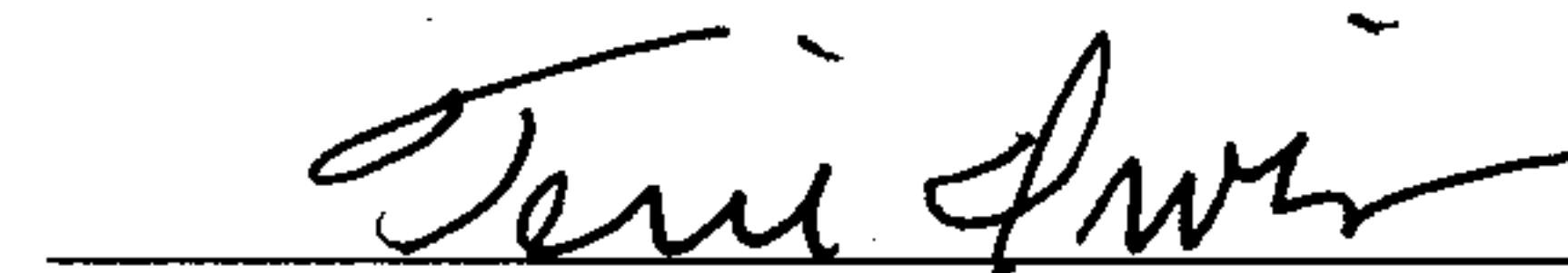
**LESSEE:**

**RARE HOSPITALITY INTERNATIONAL, INC.**, a Georgia corporation

By: 

Name: Joseph G. Kern

Title: Vice President



Notary Public Signature



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**EXHIBIT "A"**

**PROPERTY**

Lot 34-A, according to the Survey of Inverness Site - 34, as recorded in Map Book 26, Page 67,  
in the Probate Office of Shelby County, Alabama.

