



20070815000385130 1/4 \$559.50
Shelby Cnty Judge of Probate, AL
08/15/2007 02:19:59PM FILED/CERT

THIS DOCUMENT WAS
PREPARED BY [REDACTED]

[REDACTED]:

Julia R. Sarron, Esq.
Greenberg Traurig, LLP
77 West Wacker Drive
Suite 2500
Chicago, Illinois 60601

MEMORANDUM OF LEASE AGREEMENT

This Memorandum of Lease Agreement dated as of July 25, 2007, is by and between CB PORTFOLIO LANDLORD, LLC, a Delaware limited liability company, having an office at c/o SunTrust Equity Funding, LLC, 303 Peachtree Street, 24th Floor MC 3951, Atlanta, Georgia 30308 ("Landlord") and COLONIAL BANK, NATIONAL ASSOCIATION, a national banking association, having an office at 100 Colonial Bank Blvd., Building B - Third Floor, Montgomery, Alabama 36117 ("Tenant").

By Lease Agreement, dated as of July 25, 2007 (as amended from time to time, the "Lease"), between Landlord and Tenant, Landlord did demise and lease to Tenant that certain real property located in the County of Shelby, State of Alabama, which is described on **Exhibit A** attached hereto and made a part hereof, upon the following terms:

Commencement Date: July 25, 2007.

Term: From the Commencement Date until July 31, 2017.

Renewal Option(s): Four (4) consecutive renewals, each for a term of five (5) years, all upon the terms and conditions set forth in the Lease.

IN WITNESS WHEREOF, the parties have executed this Memorandum of Lease Agreement as of the date set forth above.

LANDLORD:

CB PORTFOLIO LANDLORD, LLC

By: Sun Trust Equity Funding, LLC, its
Manager

By: [Signature]
Name: R. Todd Shutley
Title: Senior Vice President and Manager

Attest:

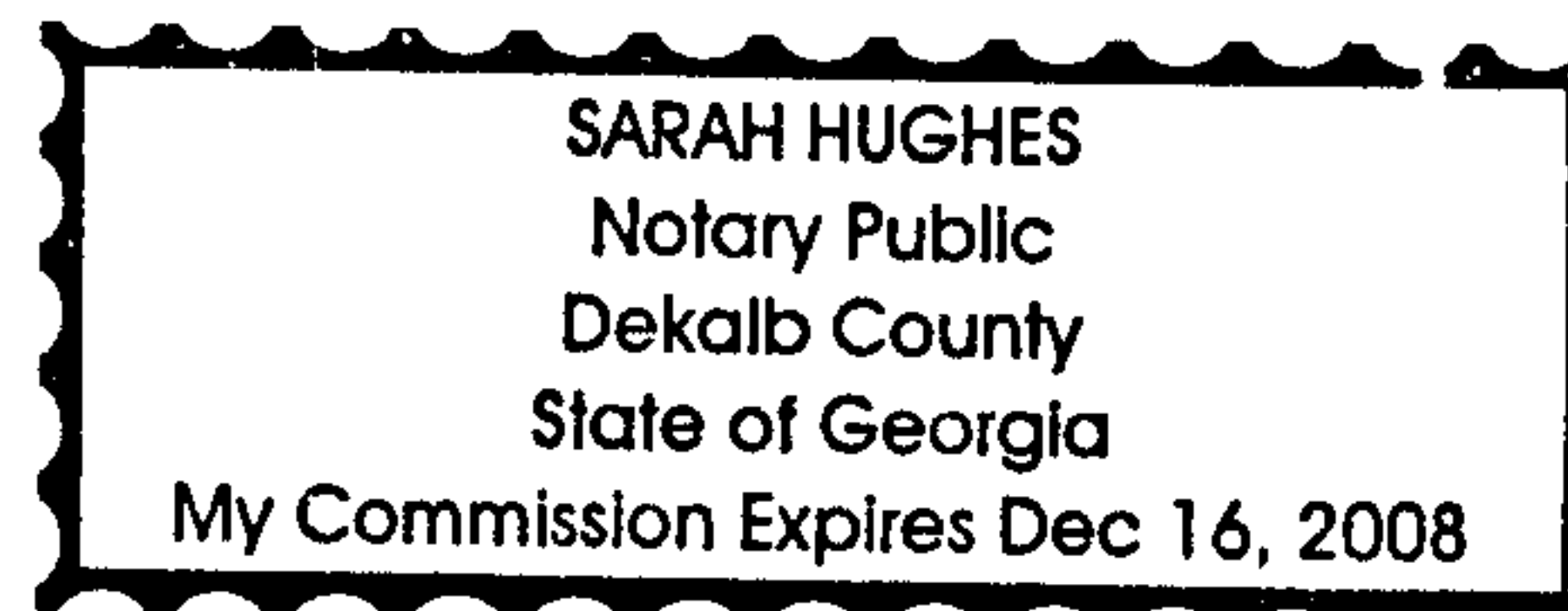
By: [Signature]
Name: MAHESH MANI
Title: ASSOCIATE

STATE OF GEORGIA)
)ss:
COUNTY OF FULTON)

I, Sarah Hughes a Notary Public in
and for said County, in said State, hereby certify that R. Todd Shutley whose name as Senior
Vice President and Manager of SunTrust Equity Funding, LLC, the manager of CB Portfolio
Landlord, LLC, a Delaware limited liability company, signed to the foregoing conveyance, and
who is known to me, acknowledged before me on this day, that, being informed of the contents
of the conveyance he, as such officer and with full authority, executed the same voluntarily for
and as the act of said company on the day the same bears date.

Given under my hand and official seal this 9th day of July, 2007.

[Signature]
Notary Public



IN WITNESS WHEREOF, the parties have executed this Memorandum of Lease Agreement as of the date set forth above.

Attest:

By: *Andra Laking*
Name: Andra Laking
Title: Exec. Assistant / Assistant Secretary

TENANT:

COLONIAL BANK, NATIONAL ASSOCIATION

By: *Kamal Hosein*
Name: Kamal Hosein
Title: Senior Vice President and Treasurer

STATE OF ALABAMA)
) SS:
COUNTY OF MONTGOMERY)

I, *Janet A. Chesnut* a Notary Public in and for said County, in said State, hereby certify that Kamal Hosein whose name as Senior Vice President and Treasurer of Colonial Bank, National Association, a national banking association, signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he, as such officer and with full authority, executed the same voluntarily for and as the act of said association on the day the same bears date.

Given under my hand and official seal this *20* day of July, 2007.

Janet A. Chesnut
Notary Public


After recording, please return this document to:
Post Closing Department
Chicago Title Insurance Company-National Division
171 N. Clark St. ML:03ND
Chicago, IL 60601
ATTN: *Benjamin Capps*

EXHIBIT "A"

Legal Description

Lot 3, according to the Survey of Meadow Brook Corporate Park South Phase II, as recorded in Map Book 12, page 10, in the Probate Office of Shelby County, Alabama.

Subject to and together with that certain non-exclusive Access Easement recorded in Book 213, Page 518 in the Probate Office of Shelby County, Alabama.


20070815000385130 4/4 \$559.50
Shelby Cnty Judge of Probate, AL
08/15/2007 02:19:59PM FILED/CERT