

When recorded return to:

Troutman Sanders LLP (BPF)
434 Fayetteville Street, Suite 1900
Raleigh, NC 27601

Alabaster, AL
Store # 4756

MEMORANDUM OF LEASE

DATE: JAN, 28, 2015

PARTIES: Map Alabaster, LLC
421 Office Park Drive
Birmingham, AL 35223
Attention: Mark A. Peebles ("Lessor")

Wal-Mart Stores East, LP
Attn: Legal Dept (AL) Store # 4756
2001 S.E. 10th Street
Bentonville, AR 72712-6489 ("Lessee")

1. Lessor has leased to Lessee, and Lessee has leased from Lessor, pursuant to a Build to Suit Lease Agreement dated 01-28, 2015 (the "Lease"), certain "Demised Premises" more particularly described in the Lease, to be situated on that certain 8.27 acre tract of "Land" more particularly described on Exhibit A attached hereto.

2. The Term of the Lease is for an Initial Term of fifteen (15) years with up to seventeen (17) additional five-year Extension Terms unless terminated or cancelled earlier in accordance with the provisions of the Lease.

3. On and subject to the terms, conditions, exceptions and limitations set forth in Section 23 of the Lease, Lessee has a continuing and recurring right of first refusal to purchase all or any portion of the Demised Premises, or a Controlling Equity Interest in Lessor (as defined in Section 22(b)(x) of the Lease), in the event that Lessor shall elect to sell the same at any time during the Term of the Lease.

4. All other terms, conditions and agreements contained in the Lease are fully incorporated herein by reference as if fully set forth herein. Copies of the Lease are on file at the offices of Lessor and Lessee.

5. In the event of a conflict between the terms of this Memorandum of Lease and the provisions of the Lease, the terms of the Lease shall control.

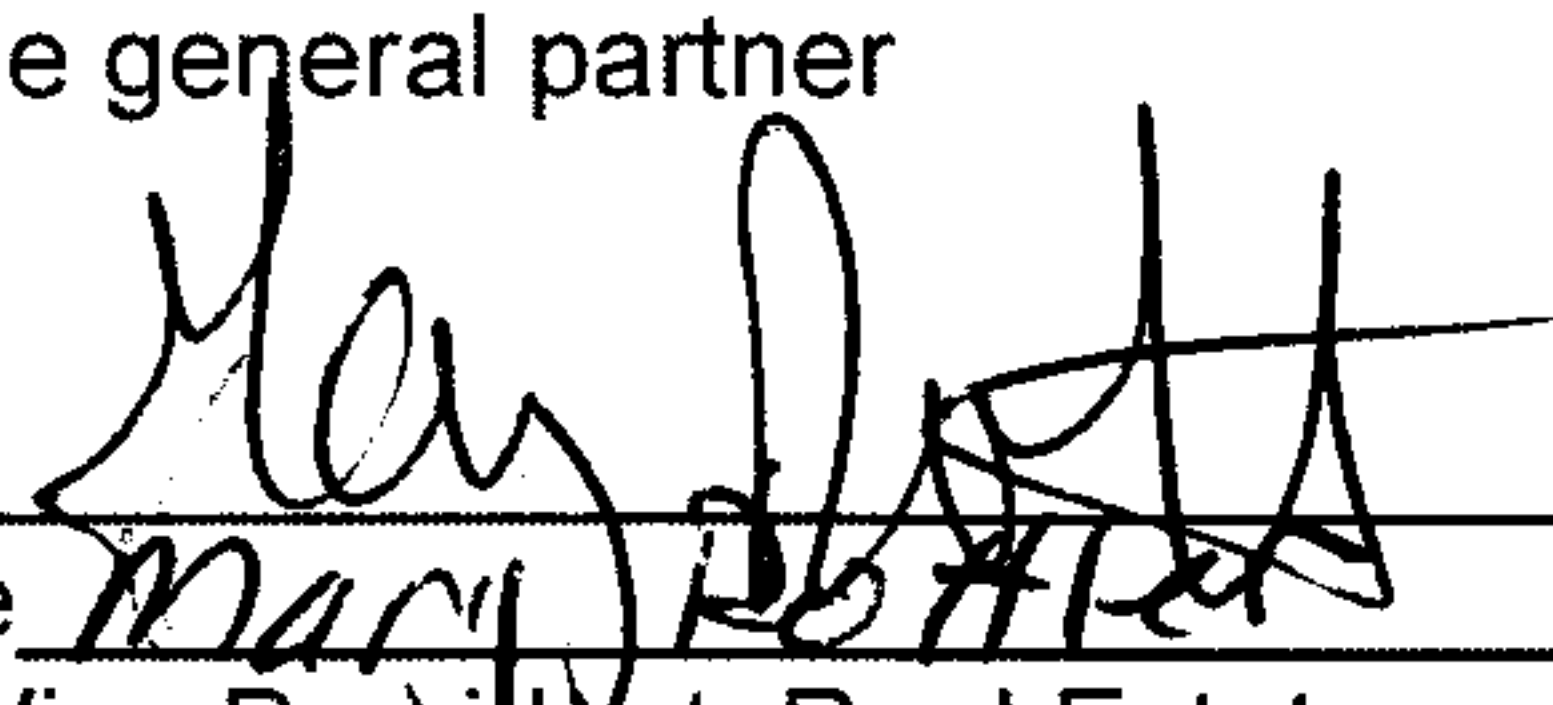
M-1

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

LESSEE:

WAL-MART STORES EAST, LP

By: WSE Management, LLC,
its sole general partner

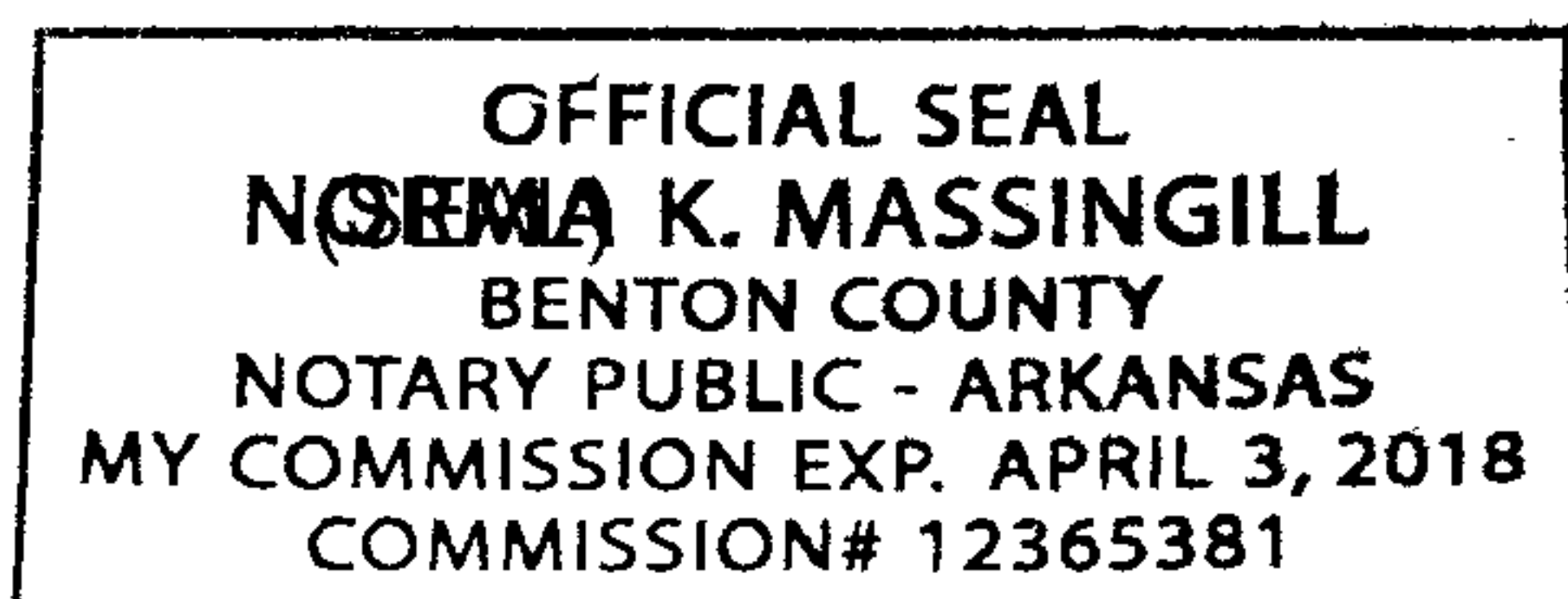
By: 
Name Mary ReHler
Title: Vice President, Real Estate and Design

State of Arkansas §
§
County of Benton §

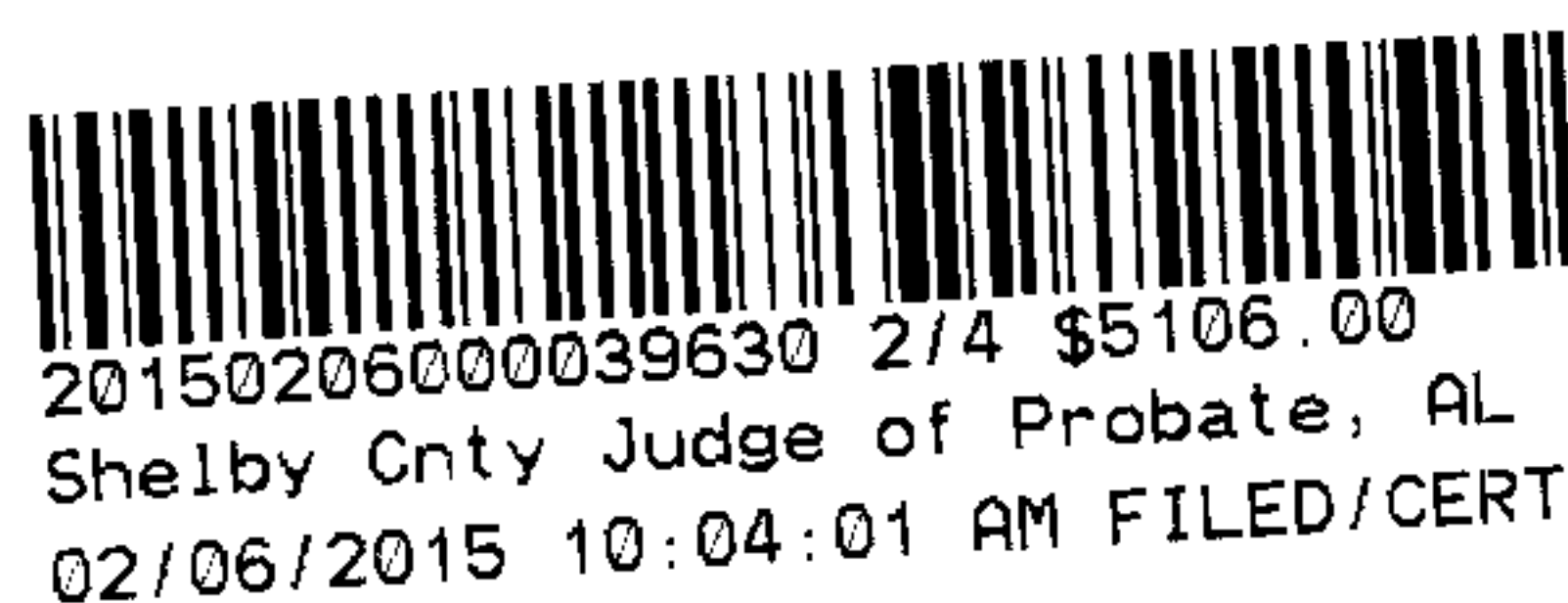
Be it remembered that on this 28th day of January, 2015, before me a notary public in and for the county and state aforesaid, came Mary ReHler, a Vice President, Real Estate and Design, who is personally known to me to be the person who executed as such officer the within instrument of writing on behalf of such limited liability company, and such person duly acknowledged the execution of the same to be the act and deed of said company.

In testimony whereof, I have hereunto set my hand and affixed my notary seal the day and year last above written.


Notary Public in and for the State of Arkansas



My commission expires: 4-3-18



LESSOR:

MAP ALABASTER, LLC, an Alabama limited liability company

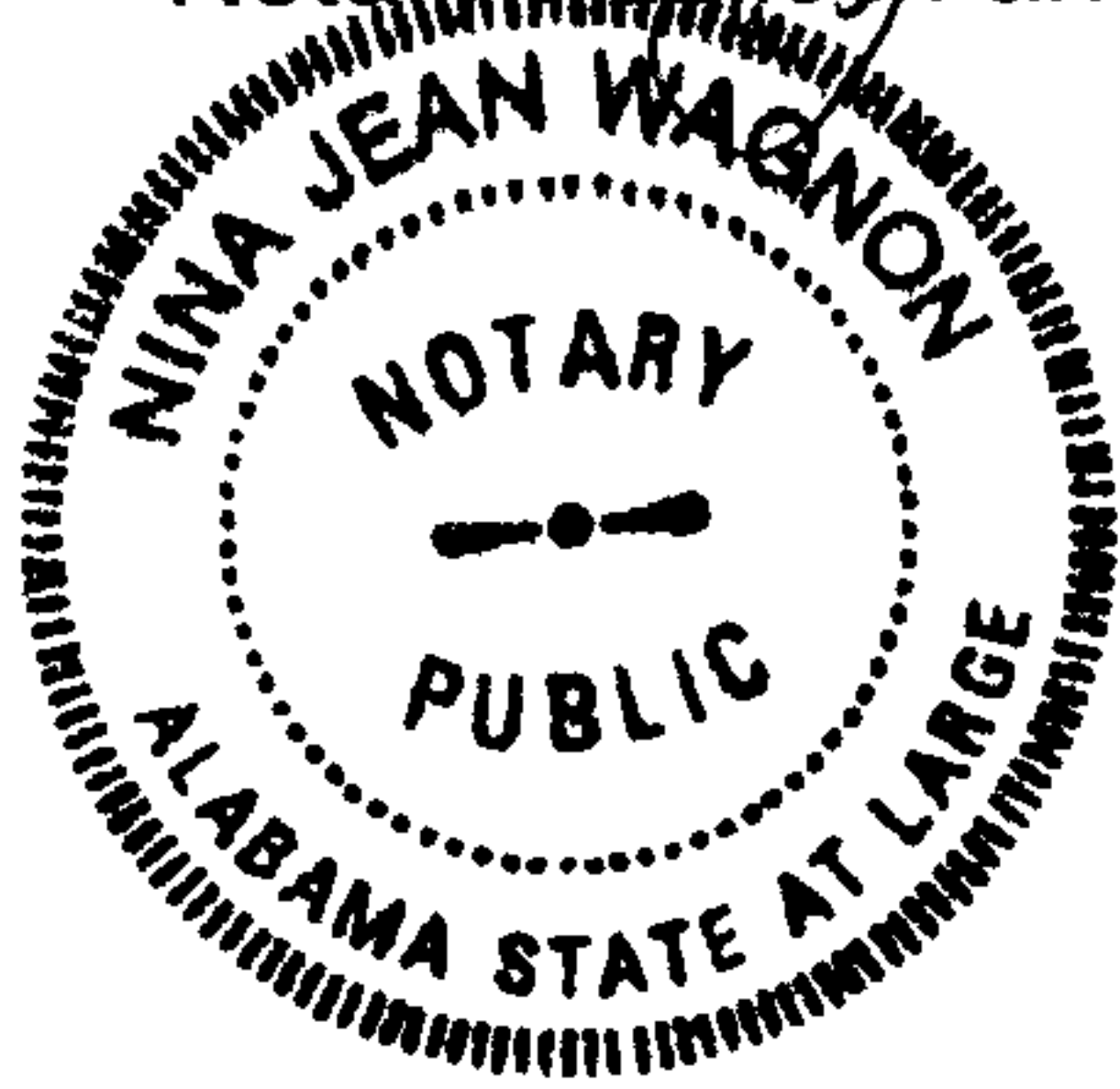
By: Mark A. Peoples
Name: MARK A. Peoples
Title: MEMBER

State of Alabama §
 §
County of Jefferson §

The foregoing instrument was acknowledged before me this 26th day of January, 2015, by MARK A. Peoples, a member of Map Alabaster, LLC, an Alabama limited liability company, on behalf of said company.

(Seal and Expiration Date) 3/29/2015

Nina J. Wagnon
Notary Public in and for the State of Alabama



Shelby County, AL 02/06/2015
State of Alabama
Deed Tax: \$5083.00



20150206000039630 3/4 \$5106.00
Shelby Cnty Judge of Probate, AL
02/06/2015 10:04:01 AM FILED/CERT

EXHIBIT A

A parcel of land situated in the South half of the Northwest one-quarter of the Northwest one-quarter of Section 14, Township 21 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Northwest corner of said Section 14; thence run South 00 degrees 25 minutes 40 seconds East along the West line of said Section 14 for a distance of 661.30 feet to a found Beacon capped rebar, said point being the POINT OF BEGINNING; thence leaving the West line of said Section 14, run South 89 degrees 23 minutes 43 seconds East for a distance of 156.81 feet to a found RCFA capped rebar; thence run South 88 degrees 44 minutes 49 seconds East for a distance of 309.94 feet to a found 4" open top; thence run South 23 degrees 14 minutes 38 seconds West for a distance of 199.29 feet to a found 2" open top; thence run South 88 degrees 59 minutes 29 seconds East for a distance of 555.48 feet to a found Beacon capped rebar, said point being on the Westernmost right of way line of Alabama State Highway 119; thence run South 25 degrees 44 minutes 12 seconds West along said Westernmost right of way for a distance of 215.29 feet to an iron pin set, said point being the point of commencement of a curve to the left, said curve having a radius of 3130.00 feet, a central angle of 05 degrees 22 minutes 46 seconds, a chord bearing of South 23 degrees 02 minutes 49 seconds West for a chord distance of 293.77 feet; thence run along arc of said curve and along said Westernmost right of way for a distance of 293.88 feet to a found ¼" rebar; thence leaving said Westernmost right of way, run North 89 degrees 15 minutes 19 seconds West for a distance of 425.20 feet to an iron pin set, said point being on the Easternmost right of way line of Daisy Lane (40' right of way); thence run North 41 degrees 21 minutes 06 seconds West along said Easternmost right of way for a distance of 84.61 feet to an iron pin set, said point being the point of commencement of a curve to the right, said curve having a radius of 56.24, a central angle of 48 degrees 41 minutes 34 seconds, a chord bearing of North 18 degrees 45 minutes 33 seconds West for a chord distance of 46.37 feet; thence run along arc of said curve and along said Easternmost right of way for a distance of 47.80 feet to an iron pin set, said point being a point on the Northernmost right of way line of said Daisy Lane; thence run North 84 degrees 24 minutes 41 seconds West along said Northernmost right of way for a distance of 5.50 feet to an iron pin set; thence leaving said Northernmost right of way, run North 22 degrees 38 minutes 47 seconds East for a distance of 91.41 feet to a found ½" crimp; thence run North 23 degrees 23 minutes 22 seconds East for a distance of 223.01 feet to a found Beacon capped rebar; thence run South 87 degrees 23 minutes 53 seconds West for a distance of 355.48 feet to a found ¼" rebar, said point being a point on the West line of said Section 14; thence run North 00 degrees 25 minutes 40 seconds West for a distance of 279.20 feet to the POINT OF BEGINNING. Said parcel contains 360,234 square feet or 8.27 acres more or less.

