

*This instrument prepared by:*  
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GRLEASE 1/5

## MEMORANDUM OF LEASE

THIS MEMORANDUM OF LEASE is made on this 28<sup>th</sup> day of December, 2018, between APG INDUSTRIAL ALABASTER, LLC, a Delaware limited liability company ("Landlord") and MAXIM CRANE WORKS, L.P., a Pennsylvania limited partnership ("Tenant").

### RECITALS:

A. Landlord and Tenant have entered into a certain Lease Agreement dated the date of this Memorandum of Lease (the "Lease").

B. Landlord and Tenant have agreed to execute this Memorandum of Lease in order to give record notice of the Lease and the rights created thereby.

NOW, THEREFORE, Landlord and Tenant do hereby acknowledge and agree that the Lease contains the following terms:

- 1) **Date of Lease:** December 28<sup>th</sup>, 2018.
- 2) **Description of Leased Premises:** As set forth on Exhibit A attached hereto (the "Premises").
- 3) **Date of Commencement of Lease Term:** December 28<sup>th</sup>, 2018
- 4) **Term:** One hundred forty-four (144) calendar months.
- 5) **Renewal Options:** Two (2) renewal terms of ten (10) years each


This Memorandum of Lease is for informational purposes only and nothing contained herein shall be deemed to in any way modify or otherwise affect any of the terms and conditions of the Lease, the terms of which are incorporated herein by reference. In the event of any inconsistency between the terms of the Lease and this instrument, the terms of the Lease shall prevail.

IN WITNESS WHEREOF, Landlord and Tenant have executed this Memorandum of Lease as of the date set forth above.

**SIGNATURE PAGE TO MEMORANDUM OF LEASE**

**LANDLORD:**

**APG INDUSTRIAL ALABASTER, LLC,**  
a Delaware limited liability company

By:   
Name: Leo Addimando  
Its: Authorized Signatory

Commonwealth  
STATE OF Pennsylvania )  
:  
Philadelphia COUNTY )

I, the undersigned, a notary public in and for said county in said state, hereby certify that Leo Addimando, whose name as Authorized Signatory of APG Industrial Alabaster, LLC, a Delaware limited liability company, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this 18<sup>th</sup> day of December, 2018.

Commonwealth of Pennsylvania - Notary Seal  
Katherine Williams, Notary Public  
Philadelphia County  
My commission expires April 27, 2020  
Commission number 1297963

[NOTARIAL SEAL] Member, Pennsylvania Association of Notaries

Katherine Williams  
Notary Public

My commission expires: April 27, 2020

SIGNATURE PAGE TO MEMORANDUM OF LEASE

TENANT:

MAXIM CRANE WORKS, L.P.,  
a Pennsylvania limited partnership

By: Maxim Crane Works, LLC, a <sup>Delaware</sup>~~Pennsylvania~~  
limited liability company, its general partner

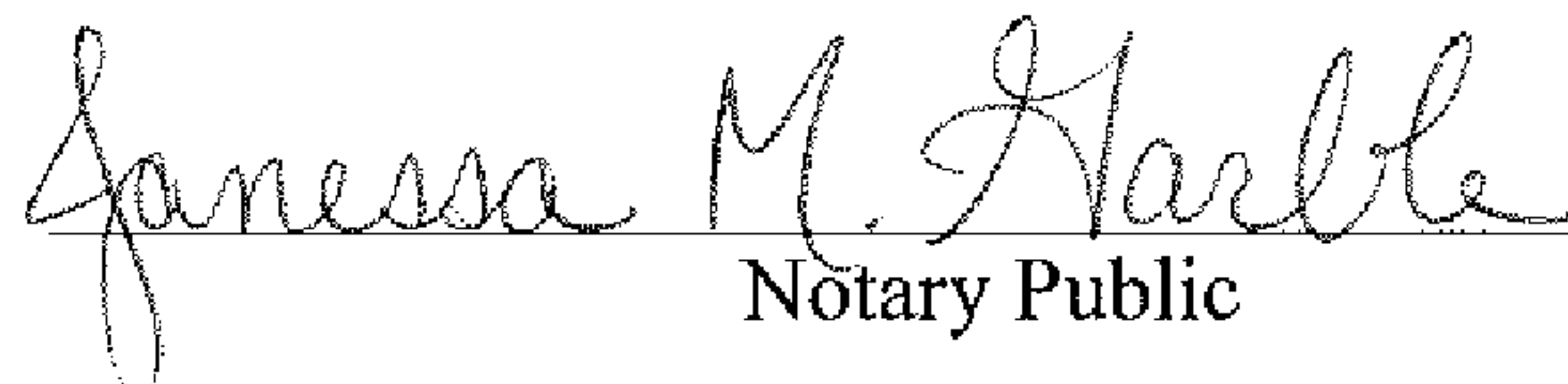
By:   
Name: Don E. Goebel  
Its: Vice President

COMMONWEALTH OF PENNSYLVANIA)

ALLEGHENY COUNTY )

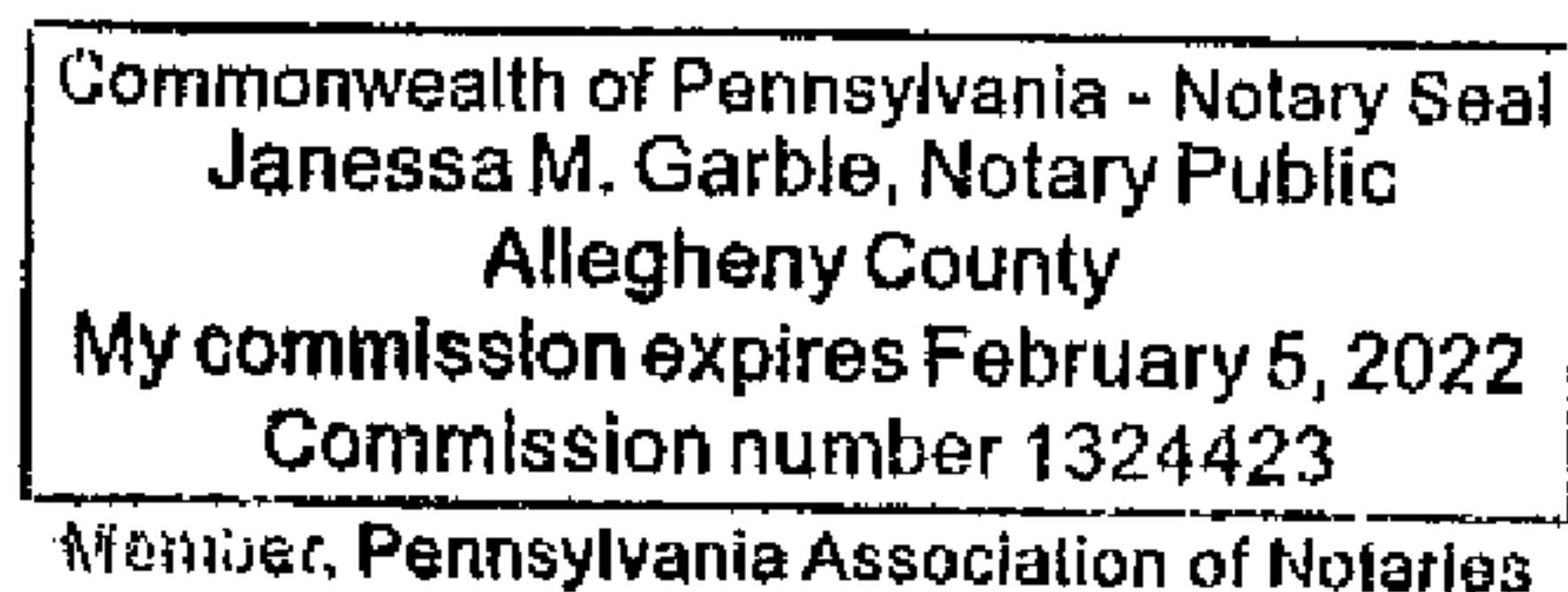
I, the undersigned, a notary public in and for said county in said state, hereby certify that Don E. Goebel, whose name as Vice President of Maxim Crane Works, LLC, the general partner of Maxim Crane Works, L.P., a Pennsylvania limited partnership, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company, acting in its capacity as general partner of said limited partnership for and as the act of said limited partnership.

Given under my hand and official seal this 20 day of December, 2018.

  
Notary Public

[NOTARIAL SEAL]

My commission expires: February 5, 2022



**EXHIBIT A**

Description of Leased Premises

All that certain lot or parcel of land situate in the County of Shelby, State of Alabama, and being more particularly described as follows:

**Parcel I:**

Commence at the Southeast corner of Section 12, Township 21 South, Range 3 West; thence run West along the South line of said Section a distance of 1048.89 feet to the Northeast right of way line of Interstate Highway I-65; thence turn an angle of 55 degrees 31 minutes to the right and run along said Highway right of way a distance of 237.87 feet; thence turn an angle of 1 degree 08 minutes 06 seconds to the right and run along said right of way line a distance of 210.20 feet; thence turn an angle of 2 degrees 27 minutes 52 seconds to the right and run along a chord of a right of way curve a chord distance of 436.46 feet to a point on the right of way line of Interstate Highway I-65, and the point of beginning; thence turn an angle of 2 degrees 46 minutes 34 seconds to the right to the chord of a right of way curve and run along said right of way curve, (whose delta angle is 3 degrees 05 minutes 15 seconds to the right, tangent distance is 304.82 feet, radius is 11,311.04 feet, chord distance is 609.42 feet, length of arc is 609.50 feet), to a point on the North line of the South 1/2 of the Southeast 1/4 of Section 12; thence continue along said right of way a distance of 194.83 feet to the Southeast right of way line of the L & N Railroad; thence turn to the right and run along said L & N Railroad right of way a distance of 417.32 feet to a point on the South line of the Northwest 1/4 of the Southeast 1/4 of Section 12; thence continue along said right of way a distance of 188.08 feet to the P.C. of a right of way curve; thence continue in the same direction along said right of way curve, (whose delta angle is 14 degrees 44 minutes 28 seconds to the left, radius is 2826.30 feet, length of arc is 727.15 feet), to the North right of way line of a paved county highway; thence turn an angle of 85 degrees 59 minutes to the right from the chord of said curve, and run along said County Highway right of way a distance of 210.00 feet; thence turn an angle of 87 degrees 11 minutes 43 seconds to the right and run a distance of 110.16 feet; thence turn an angle of 1 degree 28 minutes 43 seconds to the right and run a distance of 187.78 feet; thence turn an angle of 17 degrees 09 minutes 34 seconds to the left and run a distance of 512.38 feet to the point of beginning, situated in the South 1/2 of the Southeast 1/4 of Section 12, Township 21 South, Range 3 West, Shelby County, Alabama.

**Parcel II:**

Commence at the Southeast corner of Section 12, Township 21 South, Range 3 West, Shelby County, Alabama; thence run West along the South line of said Section 12 a distance of 1048.89 feet to the Northeasterly right of way of Interstate Highway #65; thence turn right 55 degrees 31 minutes 00 seconds and run along said right of way a

distance of 237.87 feet; thence turn right 01 degree 08 minutes 06 seconds and run along said right of way a distance of 210.0 feet to the point of beginning; thence turn right 02 degrees 27 minutes 52 seconds to the chord of its curve, whose delta angle is 02 degrees 27 minutes 52 seconds to the right, radius 11,311.04 feet, tangent 243.28 for a chord 486.46 feet, and run along said curve a distance of 486.50 feet; thence turn right 112 degrees 34 minutes 54 seconds from chord of said curve a distance of 512.38 feet; thence turn right 17 degrees 09 minutes 52 seconds a distance of 187.78 feet; thence turn right 92 degrees 47 minutes 00 seconds a distance of 60.07 feet; thence turn right 87 degrees 13 minutes 00 seconds a distance of 206.78 feet; thence turn left 58 degrees 47 minutes 24 seconds a distance of 236.82 feet; thence turn left 73 degrees 28 minutes 36 seconds a distance of 150.0 feet; thence turn right 84 degrees 11 minutes 00 seconds a distance of 210.0 feet to the point of beginning



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
01/02/2019 02:23:26 PM  
\$936.50 CHERRY  
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*Allen S. Bayl*