

MEMORANDUM OF LEASE

STATE OF LOUISIANA

PARISH OF LAFAYETTE

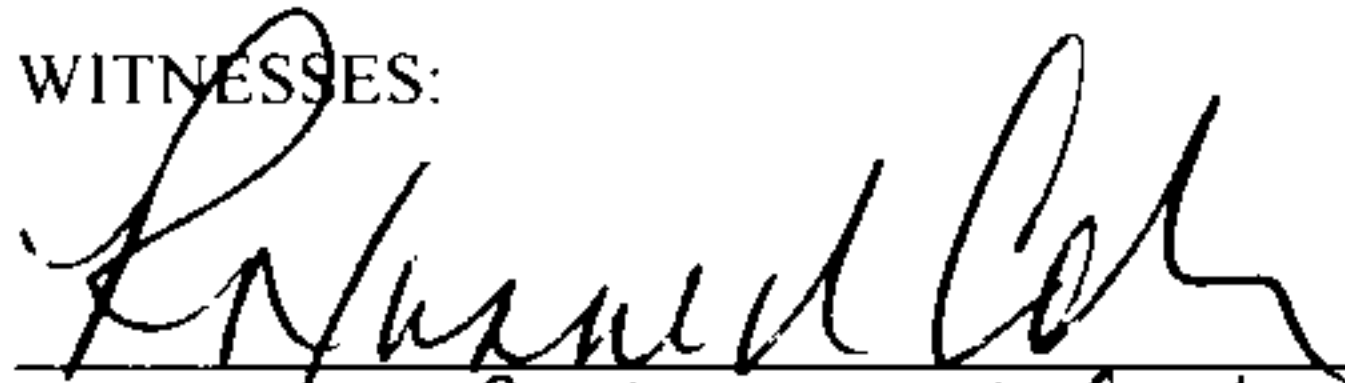
This Memorandum of Lease is made pursuant to La. R.S. 9:2721.1 for the purpose of providing recordable evidence of that certain written Lease Agreement executed on the 11th day of March, 2019, by and between **GEAUX ROUTE HOLDINGS, L.L.C.** (the "Lessor"), domiciled in Lafayette Parish, Louisiana, whose mailing address is 215 Guidry Road, Lafayette, LA 70503, and **GEAUX ROUTE PARTNERS, L.L.C.** (the "Lessee"), domiciled in Lafayette Parish, Louisiana, whose mailing address is 500 Southlawn Drive, Lafayette, LA 70503, said Lease Agreement is hereinafter referred to as the "Lease".

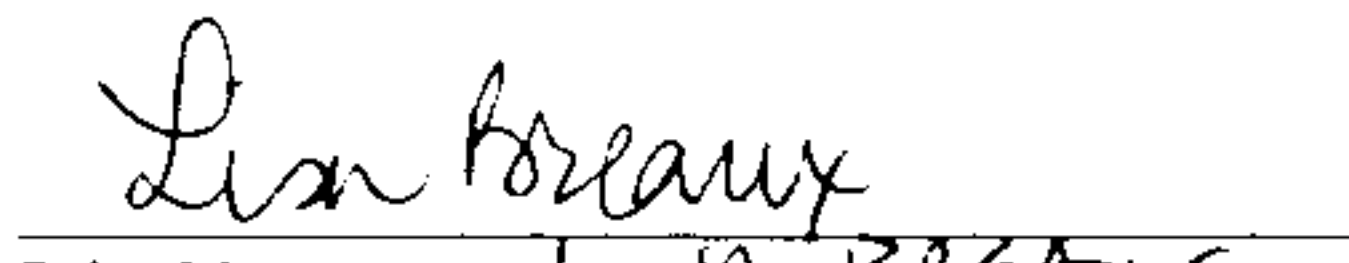
The property leased in the Lease is that certain property located at TBD Tattersall Boulevard, Birmingham, AL 35242, being more particularly described on Exhibit "A" attached hereto and made a part hereof.

The primary term of the Lease is 26 years, commencing on March 11, 2019, 2019 and ending on March 10, 2045. The Lease does not contain any options to renew or options to purchase the leased premises.

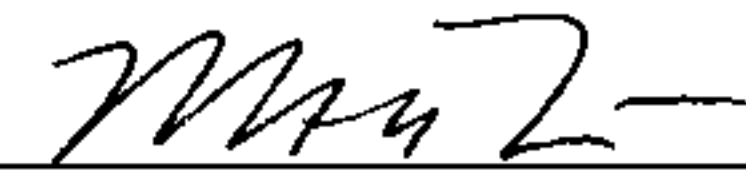
THUS DONE AND SIGNED in the Parish of Lafayette, Louisiana, on this 11th day of March, 2019, before me, Notary Public, and the undersigned competent witnesses after a due and complete reading of the whole.

WITNESSES:

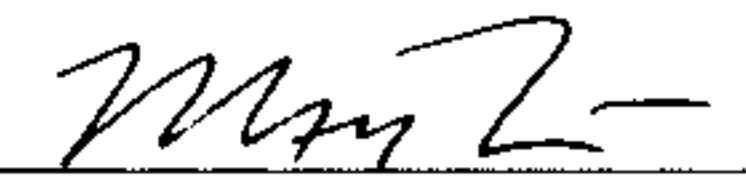

Print Name: ROXANNE M. COLE

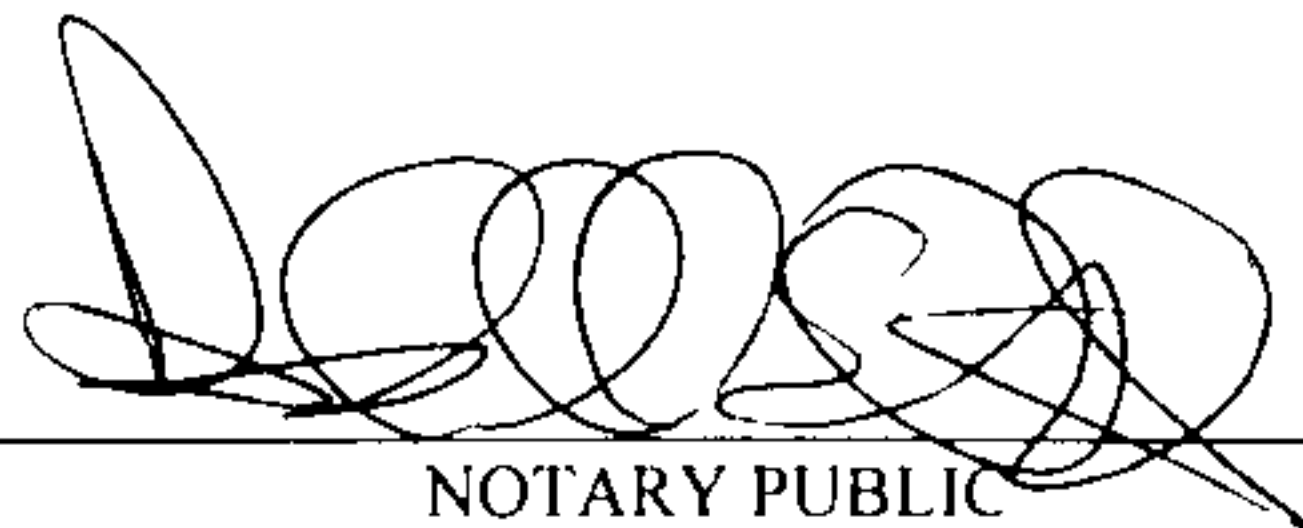

Print Name: LISA BREAUX

GEAUX ROUTE HOLDINGS, L.L.C.
Landlord

By: 
STEPHEN MATTHEW ROTH,
Member/Manager

GEAUX ROUTE PARTNERS, L.L.C.
Tenant

By: 
STEPHEN MATTHEW ROTH,
President



NOTARY PUBLIC
RANDALL E. OLSON #42266

Shelby County, AL 03/12/2019
State of Alabama
Deed Tax \$435.00


20190312000079490 1/2 \$453.00
Shelby Cnty Judge of Probate, AL
03/12/2019 11:43:43 AM FILED/CERT

EXHIBIT "A"

Lot 5-A according to Tattersall Park Resurvey No. 4 as recorded in Map Book 49, Page 96 in the Probate Office of Shelby County, Alabama.

Together with access and other easements and privileges set forth in Greystone Commercial Declaration of Covenants, Conditions and Restrictions as recorded in Real 314, page 506, First Amendment to Declaration as recorded in Instrument 1996-531, Second Amendment to Declaration as recorded in Instrument 1996-532, Third Amendment to Declaration as recorded in Instrument 2000-38942, Assignment of Developers as recorded in Instrument 2001-35832, Confirmation of Approval and Waiver as recorded in Instrument 20020911000436060, Assignment of Developers rights as recorded in Instrument 20160512000163130, in the Probate Office of Shelby County, Alabama, including an access easement to that certain road lying between said Lot 2 and Lot 1 of said subdivision.

Together with perpetual and non-exclusive easements granted in that certain Restrictive Use and Reciprocal Easement Agreement by and between EBSCO Industries, Inc. and Geaux Route Holdings, L.L.C. filed for record 1/16/2019, recorded in Instrument 20190116000017970, in the Probate Office of Shelby County, Alabama.


20190312000079490 2/2 \$453.00
Shelby Cnty Judge of Probate, AL
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