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***THIS INSTRUMENT PREPARED BY AND
WHEN RECORDED:***

Bryan Cave Leighton Paisner LLP
211 N Broadway STE 3600
St. Louis, MO 63102
Attn: Thea Hromadka

SPACE ABOVE THIS LINE FOR RECORDER'S USE

RETURN BY: MAIL (X) PICK UP ()

MEMORANDUM OF LEASE

THIS MEMORANDUM OF LEASE is made as of March 31, 2022 (the "Effective Date"), by and between, TRIO FUND I HELENA, AL, LLC, a Delaware limited liability company with a mailing address of 107 John Street, Floor 3, Southport, CT 06890 ("Landlord"), and HIGHLANDS TREATMENT CENTER, LLC, a Missouri limited liability company ("Tenant").

In consideration of TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration paid by Tenant to Landlord and the mutual covenants contained in that certain Lease Agreement between the parties hereto dated on even date herewith (hereinafter called the "Lease"), Landlord has leased and does hereby lease to Tenant, and Tenant has leased and does hereby lease from Landlord, upon the terms and conditions set forth in said Lease, the real property more particularly described in Exhibit "A" attached hereto and made a part hereof (the "Premises").

The term of the Lease shall commence on the Effective Date and end on the date that is fifteen (15) Lease Years (as defined in the Lease) after the Rent Commencement Date (as defined in the Lease). Said Lease provides for options to renew for three (3), ten (10) year terms.

[Signatures on Next Page]

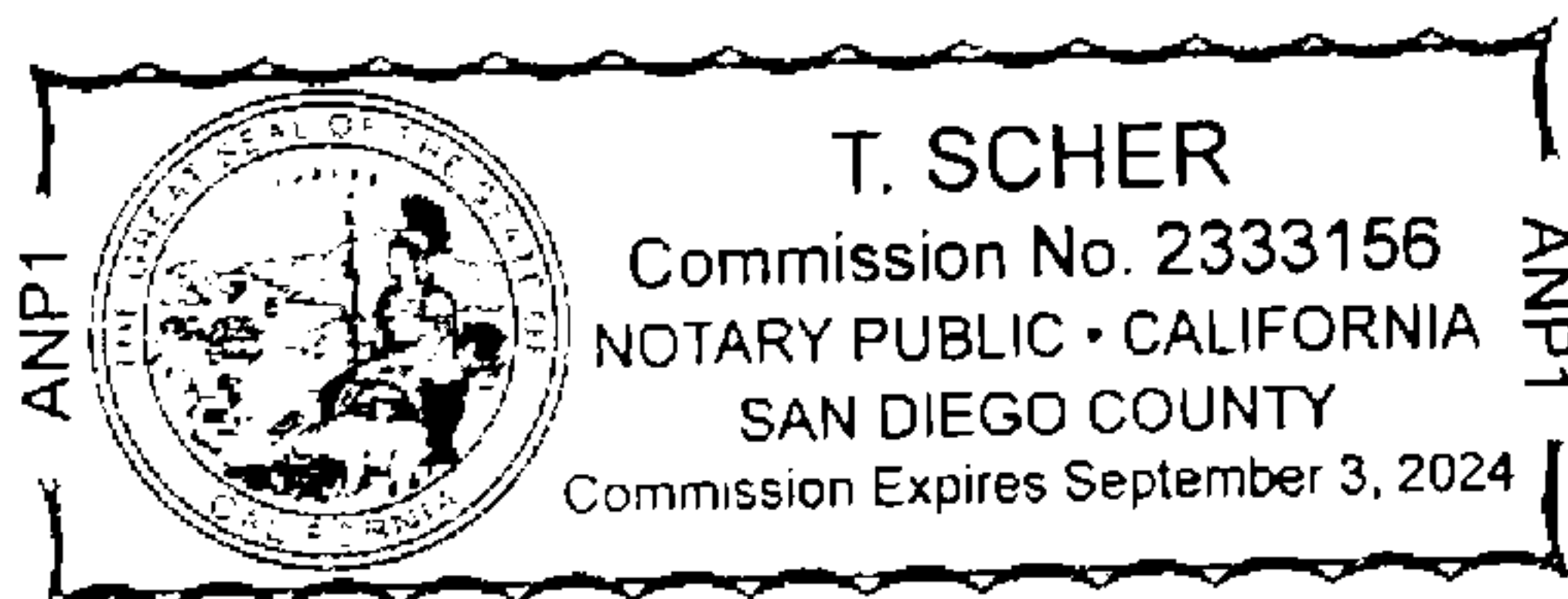
TENANT:

HIGHLANDS TREATMENT CENTER, LLC,
a Missouri limited liability company

By: *Blaine Faulkner*
Blaine Faulkner, Chief Financial Officer

STATE OF California
COUNTY OF San Diego

.The foregoing instrument was acknowledged before me this 28 day of March, 2022, by Blaine Faulkner, as Chief Financial Officer of Highlands Treatment Center, LLC, a Delaware limited liability company. He/she is () personally known to me or (☒) he/she has produced a driver's license as identification.



T. Scher
Notary Public, State of CA
Print Name: T. Scher
Notary Commission No.: 2333156
My Commission Expires: 9/3/24

[NOTARIAL SEAL]

IN WITNESS WHEREOF, Landlord and Tenant have executed and sealed this Memorandum of Lease to be effective as of the date first above written.

LANDLORD:

TRIO FUND I HELENA, AL, LLC, a Delaware limited liability company

By: Trio Net Lease I, LP, its sole member

By: Trio Net Lease I GP, LLC, its general partner

By: [Signature]
Chad Tredway, Chief Executive Officer

STATE OF Connecticut
COUNTY OF Fairfield

The foregoing instrument was acknowledged before me this 29th day of March, 2022, by Chad Tredway as CEO of Trio Net Lease, a Delaware LLC. He/she is (☒) personally known to me or (☐) he/she has produced a driver's license as identification.

[Signature]
Notary Public, State of CT

Print Name: Karen E. Benjamin

Notary Commission No.: _____

My Commission Expires: _____

[NOTARIAL SEAL]

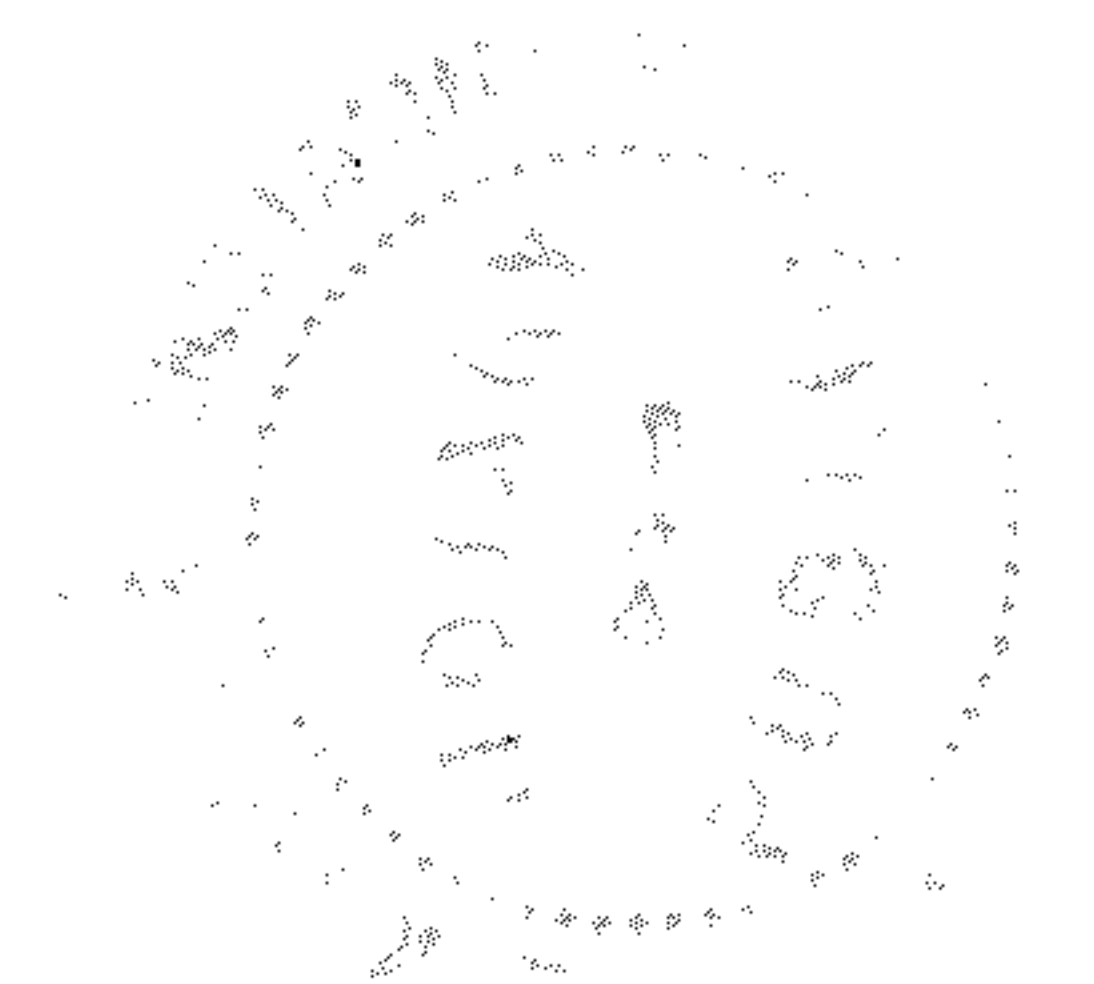
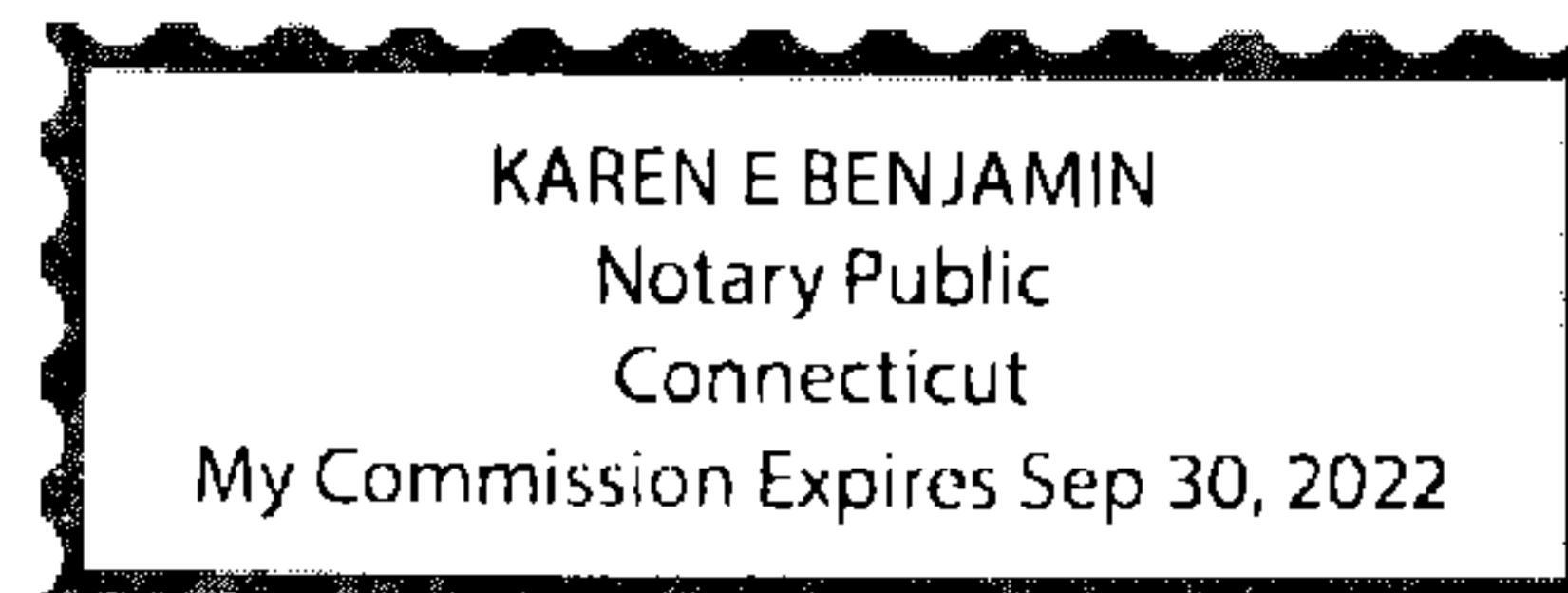


Exhibit "A" to Memorandum of Lease

Legal Description

PARCEL I:

Lot 1, according to the Survey of Environ's Park Subdivision, as recorded in Map Book 14, page 6, in the Probate Office of Shelby County, Alabama.

TOGETHER WITH rights in those certain easements recorded in Real 58, page 326, Real 279, page 295, Instrument 20051013000, Instrument 20060110000016530, Instrument 20070110000014980 and as shown in Map Book 35, page 138, in the Probate Office of Shelby County, Alabama.

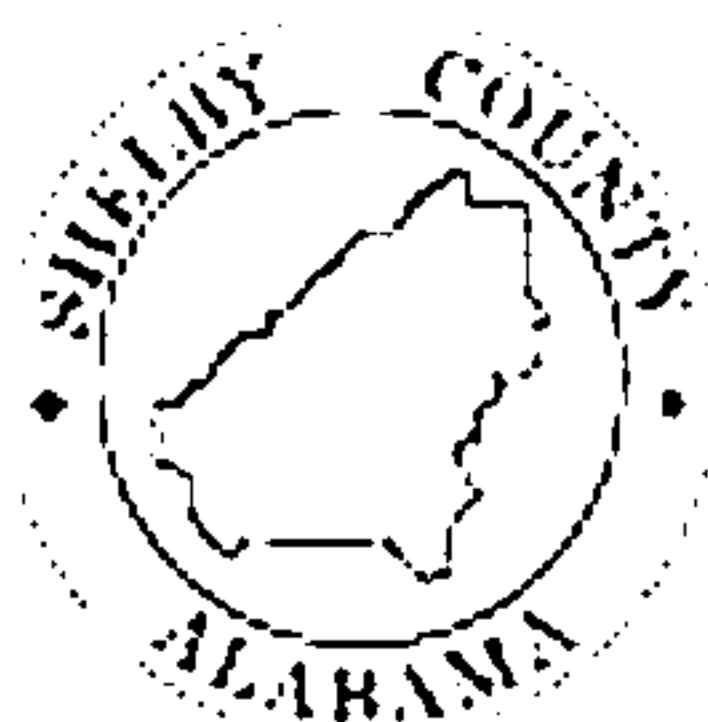
Parcel II:

A parcel situated in the Northwest quarter of the Northwest quarter of Section 30, Township 20 South, Range 3 West, being more particularly described as follows:

Begin at the Northwest corner of said Section 30, thence run East along the North line of said quarter-quarter section for a distance of 100.00 feet to a point; thence run South and parallel to the West line of said quarter-quarter section for a distance of 390.00 feet to a point; thence run East and parallel to the North line of said quarter-quarter section for a distance of 150.00 feet to a point; thence run South and parallel to the West line of said quarter-quarter section for a distance of 410.00 feet to a point; thence run West and parallel to the North line of said quarter-quarter section for a distance of 250.00 feet to a point on the West line of said quarter-quarter section; thence run North along the West line of said quarter-quarter section for a distance of 800.00 feet to the point of beginning.

1 Environs Park, Helena, Alabama 35080

APN/Parcel ID(s): 12-7-25-0-000-001 (Parcel I); and 13-9-30-0-000-001.002 (Parcel II)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/01/2022 12:19:05 PM
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Allen S. Bayl