



20220720000285370 1/5 \$3708.00  
Shelby Cnty Judge of Probate, AL  
07/20/2022 10:40:42 AM FILED/CERT

This instrument prepared by,  
and after recordation should  
be returned to:

Michael J. Brandt  
Wallace, Jordan, Ratliff & Brandt, L.L.C.  
800 Shades Creek Parkway - Suite 400  
Birmingham, Alabama 35209

### MEMORANDUM OF LEASE AGREEMENT

This Memorandum of Lease Agreement (the "Memorandum"), made and entered into this 13 day of July, 2022, by and between **WILLIAM MORRIS REALTY GREYSTONE, LLC**, an Alabama limited liability company ("Landlord"), having its principal office at 542 Castlebridge Lane, Shoal Creek, Alabama 35242, and **LZB RETAIL, INC.**, a Michigan corporation ("Tenant"), having its principal office at One La-Z-Boy Drive, Monroe, Michigan 48162.

#### RECITALS

A. Landlord and Tenant entered into a Lease Agreement dated December 6, 2021 (the "Lease"), whereby Landlord leased to Tenant and Tenant leased from Landlord that certain real property having an address of 5401 U.S. Highway 280, Hoover, Alabama 35242, including a building with a total size of approximately 30,000 square feet, and more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Leased Premises").

B. This Memorandum of Lease is being executed and recorded to evidence the Lease and shall not be construed to limit, amend or modify the provisions of the Lease in any respect.

#### MEMORANDUM

1. LANDLORD. The name of the Landlord is William Morris Realty Greystone, LLC, having an address at 542 Castlebridge Lane, Shoal Creek, Alabama 35242.

2. TENANT. The name of the Tenant is LZB Retail, Inc., having an address at One La-Z-Boy Drive, Monroe, Michigan 48162.

3. LEGAL DESCRIPTION. The legal description of the real estate included in the Leased Premises is described on Exhibit A attached hereto and incorporated herein by this reference.

4. TERM. The primary term of the Lease commenced on December 6, 2021 and continues through the tenth (10th) anniversary of the completion of the "Remodel" (as defined in Section 9 of the Lease). Tenant shall have four (4) renewal options for periods of five (5) years each.

5. PURCHASE AND OTHER OPTIONS. Other than the renewal terms

Shelby County, AL 07/20/2022  
State of Alabama  
Deed Tax: \$3674.00



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referenced in item 4 above, Tenant has no rights of first refusal or other options to purchase the Leased Premises.

[Signatures begin on the following page]



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IN WITNESS WHEREOF, the parties have executed or caused the execution of this Memorandum of Lease Agreement by their respective officers duly authorized as of the day and year first above written.

LANDLORD:

**WILLIAM MORRIS REALTY GREYSTONE, LLC,**  
an Alabama limited liability company

By: *William C. Morris*  
William C. Morris, Sr.  
Its Manager

STATE OF ALABAMA )

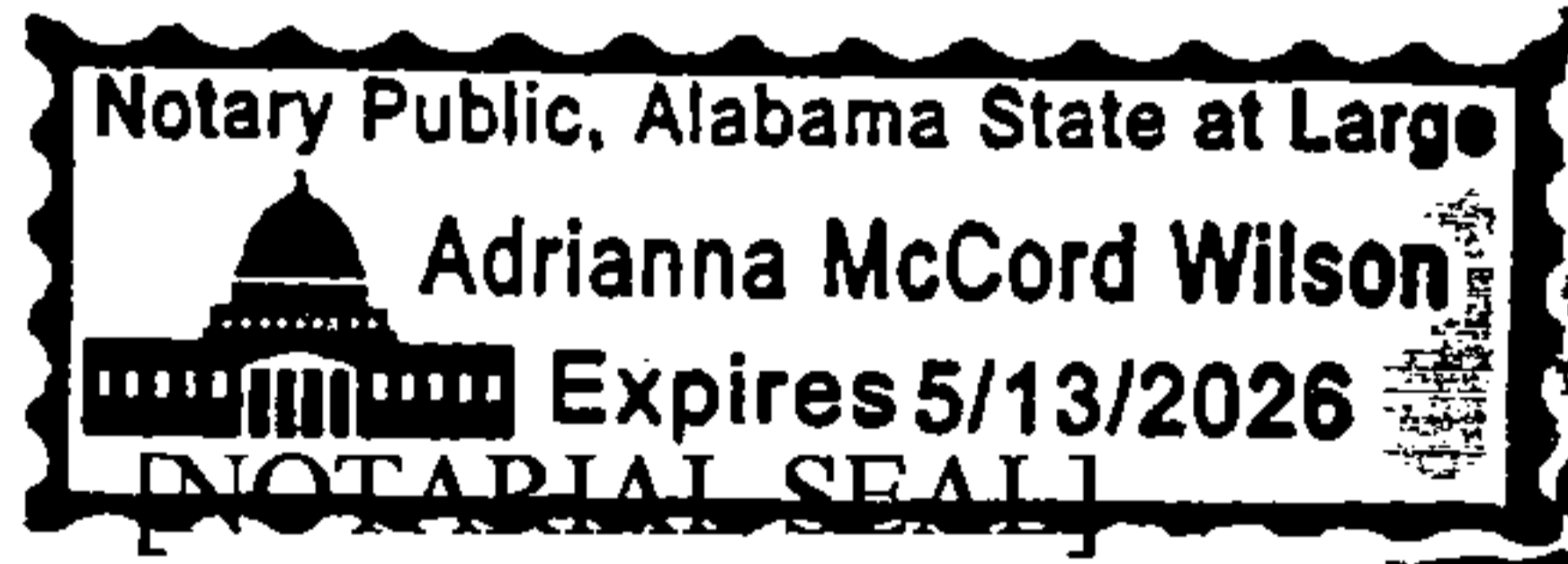
COUNTY OF Jefferson)

This instrument was acknowledged before me on July 12, 2022, by William C. Morris, Sr., in his capacity as Manager of William Morris Realty Greystone, LLC, an Alabama limited 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 Manager and with full authority, executed the same voluntarily for and as the act of said company

*Adrianna McCord Wilson*

Notary Public

Printed Adrianna McCord Wilson



My Commission Expires: 5/13/2026



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TENANT:

**LZB RETAIL, INC.,**  
a Michigan corporation

By: Lindsay Barnes

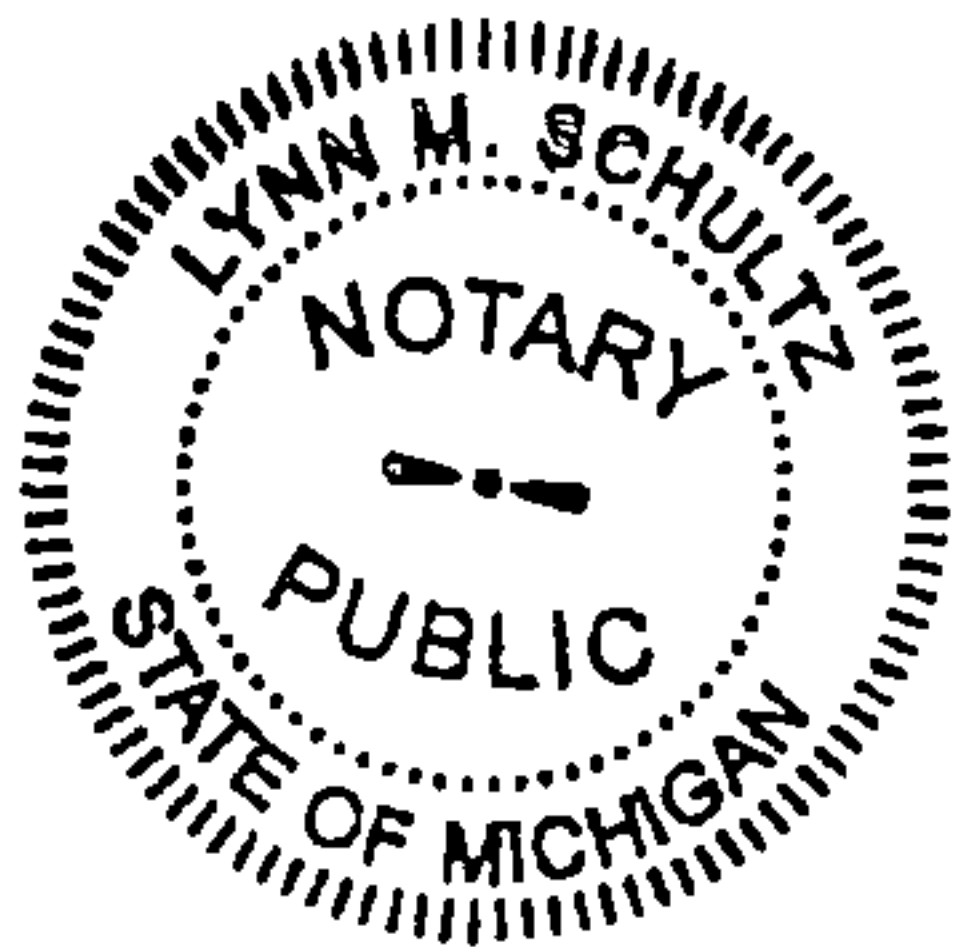
Name: Lindsay Barnes

Its: VP Finance + Treasurer

STATE OF MICHIGAN )

COUNTY OF MONROE )

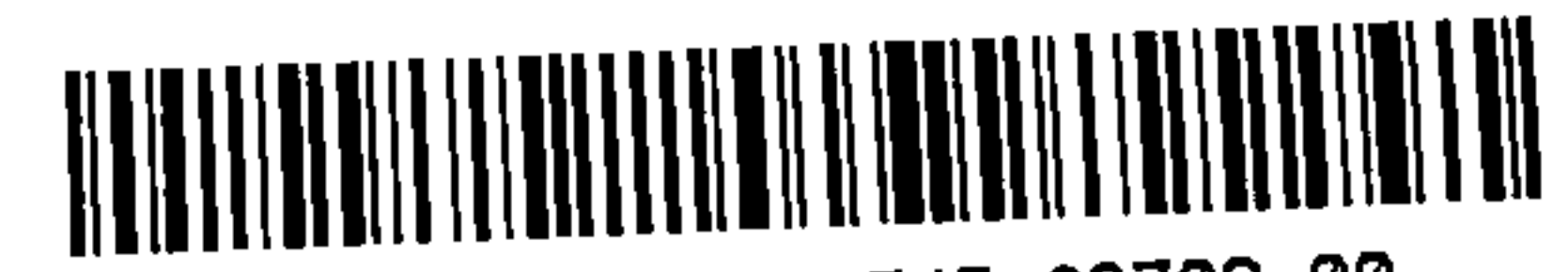
This instrument was acknowledged before me on 7-13-22, 2022, by Lindsay A. Barnes, in ~~his~~ capacity as VP Finance/Treas. of LZB Retail, Inc., a Michigan corporation, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, ~~she~~, as such VP Finance/Treas. and with full authority, executed the same voluntarily for and as the act of said company



[NOTARIAL SEAL]

Lynn M. Schultz  
Notary Public  
Printed Lynn M. Schultz

My Commission Expires: 7-4-2024



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**EXHIBIT A**

**REAL ESTATE**

The Land referred to herein below is situated in the County of Shelby, State of Alabama, and is described as follows:

LOT 1B ACCORDING TO THE LA-Z-BOY SURVEY AS RECORDED IN MAP BOOK 33, PAGE 91 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. LESS AND EXCEPT THAT PORTION CONVEYED TO STATE OF ALABAMA DEPARTMENT OF TRANSPORTATION IN INST. # 20130807000322190.