

PREPARED BY:

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Buchalter
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Scottsdale, AZ 85254-2659

WHEN RECORDED MAIL TO:

First American Title Insurance Company
National Commercial Services
2555 E. Camelback Road, Suite 350
Phoenix, AZ 85016
Attention: Kristin Brown

CERTIFICATION OF LEASE TERMINATION

This Certification of Lease Termination (this "**Certification**") is made as of June 9, 2025 with respect to that certain Land and Building Lease Agreement dated as of May 14, 2009 (as amended and assigned, the "**Lease**"), originally between Hill/Gray Seven, L.L.C., as landlord, and Bojangles Restaurant, Inc., as tenant ("**Tenant**"). The Lease affected the property located at 2581 Pelham Parkway, Pelham, Alabama, as more fully described on Exhibit "A" attached hereto and incorporated herein (the "**Property**"). The Lease was evidenced by that certain Memorandum of Land and Building Lease Agreement recorded on May 15, 2009 as Instrument # 20090515000183410, in the Office of the Judge of Probate of Shelby County, Alabama (the "**Records**"), and the Assignment and Assumption of Lease recorded on December 10, 2019 as Instrument # 20191210000456760, in the Records (collectively, the "**Memorandum**").

The undersigned entity ("**Owner**") currently owns the Property and was the holder of the landlord interest under the Lease at the time the Lease expired. In order to remove the Lease and Memorandum as encumbrances upon the title to the Property, Owner is executing this Certification to provide record confirmation that (i) the Lease expired according to the terms of the Lease as of August 31, 2024, and (ii) pursuant to the terms of the Lease, Tenant has a right of first refusal to purchase the Property for a period of three (3) years after the expiration of the Lease term. Otherwise, Tenant no longer has any interest in the Property under or pursuant to the Lease.

[Signature page follows]

FIRST AMERICAN TITLE

1254200
Certification of Lease Termination
RI# 7297, Pelham, AL

IN WITNESS WHEREOF, Owner has caused this Certification to be executed and delivered by its duly authorized representative as of the date first written above.

OWNER:

Approved as to Form
Buchalter Law Firm
TAS
Tina A. Smith

MDC COAST 20, LLC,
a Delaware limited liability company

By: [Signature]
Name: Karolina Ericsson
Title: SVP, Associate General Counsel

ACKNOWLEDGMENT

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

COUNTY OF SAN DIEGO

On June 5, 2025 before me, Patricia Rusheen, Notary Public, personally appeared Karolina Ericsson, who signed the above-referenced Certification of Lease Termination in my presence and who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Patricia Rusheen
Signature of Notary Public

(Notary Seal)



EXHIBIT "A"

LEGAL DESCRIPTION OF REAL PROPERTY

Real property in the City of Pelham, County of Shelby, State of Alabama, described as follows:

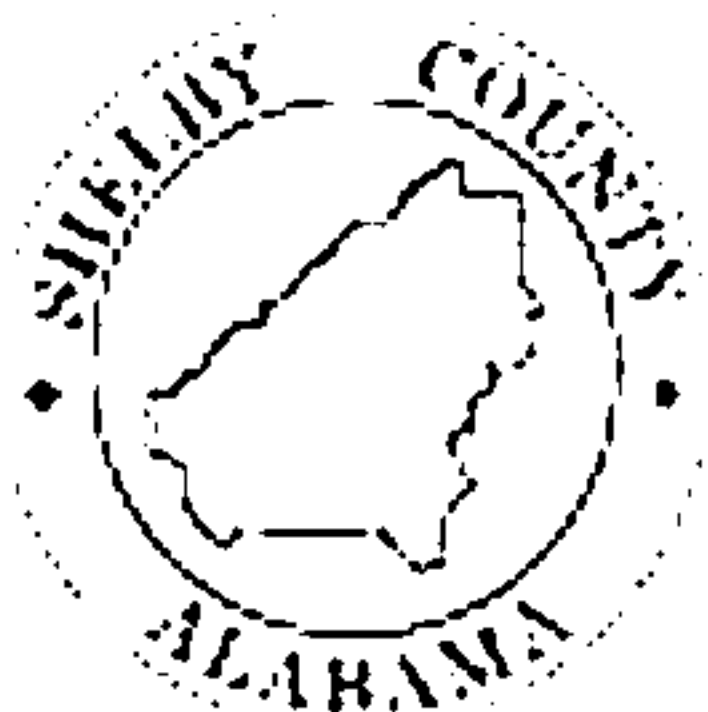
PARCEL 1 (FEE SIMPLE)

LOT 3 ACCORDING TO THE FINAL PLAT OF CIRCLE 1 BUSINESS COMPLEX PHASE 2, AS RECORDED IN MAP BOOK 38, PAGE 132, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

PARCEL 2 (EASEMENT)

TOGETHER WITH NON-EXCLUSIVE RIGHTS AND EASEMENTS, THAT CONSTITUTE AN INTEREST IN REAL ESTATE, GRANTED UNDER THAT CERTAIN DECLARATION OF PROTECTIVE COVENANTS FOR CIRCLE I BUSINESS COMPLEX DATED APRIL 13, 2007 AND RECORDED AS INSTRUMENT # 20070415000174630, AS AMENDED BY FIRST AMENDMENT TO COVENANTS, CONDITIONS AND RESTRICTIONS OF CIRCLE I BUSINESS COMPLEX, DATED JULY 17, 2007 AND RECORDED ON JULY 19, 2007 AS INSTRUMENT # 20070719000338340; AND SECOND AMENDMENT TO COVENANTS, CONDITIONS AND RESTRICTIONS OF CIRCLE I BUSINESS COMPLEX, DATED MAY 13, 2009 AND RECORDED ON MAY 15, 2009 AS INSTRUMENT # 20090515000183390.

APN: 14-3-06-3-001-004.006



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/11/2025 11:42:57 AM
\$29.00 JOANN
20250611000179620

Allie S. Bayl