



MEMORANDUM OF LEASE

THIS MEMORANDUM OF LEASE, entered into as of the 26 day of August, 2015, by and between ENSIGN DEVELOPMENT GROUP, LLC, a Utah limited liability company ("Landlord") and SHOPKO STORES OPERATING CO., LLC, a Delaware limited liability company ("Tenant").

WITNESSETH:

WHEREAS, Landlord is the owner of certain land (the "Tenant Parcel") located in the City of Nephi, Juab County, State of Utah, which is legally described on EXHIBIT A attached hereto and made a part hereof; and

WHEREAS, the Tenant Parcel will be developed to include a ShopKo Hometown Store (the "Premises"); and

WHEREAS, Landlord and Tenant entered into a Lease dated as of January 7, 2015 (the "Lease"), whereby Landlord demised and leased to Tenant the Premises for the term set forth below (and at a rental and upon such other terms and conditions as are stated in the Lease); and

WHEREAS, Landlord and Tenant wish to place notice of the Lease on record.

NOW, THEREFORE, Landlord and Tenant hereby execute this Memorandum of Lease for the purpose of evidencing Tenant's interest in the Premises, TO HAVE AND TO HOLD the Premises unto Tenant upon the terms, covenants and conditions contained in the Lease, for a term of fifteen (15) years, subject to four (4) separate options to extend the term for successive periods of five (5) years each.

This Memorandum of Lease is made and executed and is to be recorded in the Register of Deeds Office of Juab County, State of Utah for the purpose of giving notice of the Lease and the rights of the parties thereunder.

This Memorandum of Lease is subject in each and every respect to the rental and other terms, covenants and conditions contained in the Lease, which is incorporated herein by this reference, and is executed by Landlord and Tenant with the understanding and agreement that nothing contained herein shall in any manner alter, modify or vary the rental or other terms, covenants or conditions of the Lease.

This document is being recorded solely as a courtesy and an accommodation to the parties named herein. Juab Title & Abstract Company hereby expressly disclaims any responsibility or liability for the accuracy or the content thereof.

IN WITNESS WHEREOF, Landlord and Tenant have executed this Memorandum of Lease as of the day, month and year first above written.

LANDLORD:

TENANT:

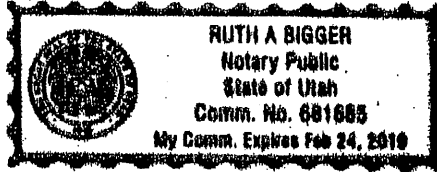
ENSIGN DEVELOPMENT GROUP, LLC, a Utah limited liability company

SHOPKO STORES OPERATING CO., LLC a Delaware limited liability company

By: M. Brett Jensen  
Name: M. Brett Jensen  
Title: Manager

By: Peter G. Vandenhouten  
Name: Peter G. Vandenhouten  
Title: SVP- General Counsel

STATE OF Utah )  
 ) SS  
COUNTY OF Cache )



Personally came before me this 31 day of Aug, 2015, the above-named M. Brett Jensen to me known to be the manager of Ensign Development Group, LLC, and to me known to be the persons who executed the foregoing instrument and acknowledged the same.

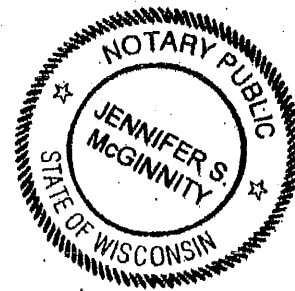
Ruth A. Bigger  
Notary Public, State of Utah  
My Commission: Feb. 24, 2019

STATE OF WISCONSIN )  
 ) SS  
COUNTY OF BROWN )

Personally came before me this 26 day of August, 2015, the above-named Peter G. Vandenhouten to me known to be the SVP-G.C. of ShopKo Stores Operating Co., LLC, and to me known to be the person who executed the foregoing instrument and acknowledged the same.

Jennifer S. McGinnity  
Notary Public, State of Wisconsin  
My Commission: is permanent.

This instrument was drafted by and after recording should be returned to:  
Peter G. Vandenhouten, General Counsel  
ShopKo Stores Operating Co., LLC,  
700 Pilgrim Way  
Green Bay, WI 54304



**Exhibit "A"**

**Legal Description**

Real property in the City of Nephi, County of Juab, State of Utah, described as follows:

All of Lot 1, Plat "A", Painter Commercial subdivision according to the official plat thereof filed as Entry No. 278064 and as Map No. 363, in the office of the Juab County Recorder.

APN: Parcel No. XA3A-0500-1A