

5

11580179
02/19/2013 04:36 PM \$18.00
Book - 10109 Pg - 3671-3675
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
MAC GRAY INTELLIGENT LAUNDRY
404 WYMAN ST STE 400
WALTHAM MA 02451
BY: LDT, DEPUTY - MA 5 P.

MEMORANDUM OF LEASE

PLEASE RETURN TO:
MAC-GRAY SERVICES, INC
404 WYMAN ST, STE 400
WALTHAM, MA 02451

MEMORANDUM OF LEASE

This MEMORANDUM OF LEASE is entered into as of April 2, 2012, by and between TIO Milestone Stillwater Apartments Investors, L.L.C., a Delaware limited liability company, hereinafter referred to as "Lessor), and Mac-Gray Services, Inc., (hereinafter referred to as "Lessee"). Lessor hereby does lease to Lessee, and Lessee does hereby accept the exclusive possession of all common laundry room(s), now existing and hereafter created, and located on the real property and improvements consisting of 456 units at 5561 Lakepoint Dr., Salt Lake City, UT 84107, which real property improvements are herein referred to as the "property" and legally described in Exhibit "A" attached hereto, and by this reference, incorporated herein as though fully set forth. Lessor warrants and represents that only 456 units are plumbed with their own washer and dryer connections.

1. **Exclusive use and possession of leased premises.** Lessor does hereby grant, convey and transfer to Lessee the exclusive use and possession of all common laundry facilities on the property, which facility(ies) is/are presently described as encompassing approximately 250 square feet, for its use as a laundry facility(ies).
2. **Term.** The term of this Lease is not disclosed herein, but is not less than 1 year nor more than 20 years from the date of the lease.
3. **Assignment or Transfer.** This Lease shall be binding upon the parties hereto, their respective heirs, personal representatives, successors, assigns or transferees.
4. Lessor and Lessee have entered into an unrecorded Lease containing the provisions included herein and certain additional provisions. The provisions of the unrecorded Lease are incorporated herein by this reference. A copy of the unrecorded Lease is available for persons having a legitimate interest in the property, at the home office of the Lessee located at 404 Wyman Street, Suite 400, Waltham, Massachusetts 02451.

W 757 CIV 106972

(SIGNATURE PAGE TO FOLLOW)

LESSOR: TIO Milestone Stillwater Apartments Investors, L.L.C., a Delaware limited partnership

HOME OFFICE
LESSEE: Mac-Gray Services, Inc.
404 Wyman Street, Suite 400
Waltham, MA 02451

By: TIO Milestone Parent Lp,
a Delaware limited partnership
its Manager

By: Anthony Kierensan ANTHONY KIERENSAU
(sign) (print)

By: TIO Milestone Parent GP LLC,
a Delaware limited liability company,
its General Partner

Its: VP Finance

By: TIO Milestone Lp,
a Delaware limited partnership,
its Manager

Janeen M. M... Janeen M. M...
Witness (sign) (print)

By: TIO SM Apartments Gp, LLC
a Delaware limited liability company,
its General Partner

By: [Signature]
(sign)

Name: Christopher Phillips, Vice President

Title: _____

[Signature] Shannon M. Vess Downing
Witness (sign) (print)

(LESSOR)

STATE OF TEXAS COUNTY OF DALLAS

On this 3rd day of April, 2012, before me, the undersigned notary public, personally appeared Christopher Phillips, who identified himself herself by (personally known), and acknowledged to me as the Vice President of TIO Milestone Stillwater Apartments Investors, L.L.C., that it is his/her signature on this document and that she he signed it voluntarily for its stated purpose.

[Signature]
Notary Public
My Commission expires: 8-14-15



STATE OF Massachusetts COUNTY OF Middlesex

On this 4th day of May, 2012, before me, the undersigned notary public, personally appeared Anthony Kiernan, who identified himself/herself by personally known, and acknowledged to me as the VP Finance of Mac-Gray Services, Inc., that it is his/her signature on this document and that she/he signed it voluntarily for its stated purpose.

Mary Hall
Notary Public
My Commission expires: Sept. 13, 2013
[SEAL]



EXHIBIT A

Land situated in the State of Utah, County of SALT LAKE and is described as follows:

BEGINNING at a point of 385.315 feet South and 296.522 feet East from the Northwest corner of Section 17, Township 2 South, Range 1 East, Salt Lake Base & Meridian, and running thence South 00 deg. 00' 35" West 810.97 feet; thence Southeasterly 109.76 feet along the arc of 70.00 foot radius curve to the left (chord bears South 44 deg. 54' 30" East 98.85 feet); thence South 89 deg. 49' 35" East 697.90 feet; thence North 00 deg. 04' 30" West 732.52 feet; thence North 89 deg. 49' 35" West 125.01 feet; thence North 00 deg. 04' 30" West 188.26 feet; thence North 89 deg. 49' 35" West 366.33 feet; thence South 00 deg. 00' 35" West 40.00 feet; thence North 89 deg. 49' 35" West 275.00 feet to the point of BEGINNING

TAX PARCEL # 2217102008