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Gary W. Ott
Recorder, Salt Lake County, UT
FIRST AMERICAN MTG SERVICES
BY: eCASH, DEPUTY - EF 5 P.

MEMORANDUM OF LEASE for RECORDING

ADDRESS OF PREMISES:

The Crossroads of Taylorsville
5640 South Redwood Road
Taylorsville, Utah
Salt Lake County

ADDRESS OF LANDLORD:

TPP 217 Taylorsville, LLC
750 North Saint Paul Street, Suite 900
Dallas, TX 75201

ADDRESS OF TENANT:

The Sherwin-Williams Company
Attn: The Americas Group Real Estate Department
101 West Prospect Avenue
Cleveland, OH 44115

PREPARED BY:

Brian Linick
Senior Real Estate Counsel
The Sherwin-Williams Company
101 W. Prospect Ave.
Cleveland, Ohio 44115
216-566-2455

RETURN TO:

Rebecca Michaels
The Sherwin-Williams Company
Real Estate Administration, 880 Midland
101 W. Prospect Ave.
Cleveland, Ohio 44115
216-566-2429

MEMORANDUM OF LEASE

THIS MEMORANDUM OF LEASE, executed this 20th day of AUGUST, 2015, by and between TPP 217 TAYLORSVILLE, LLC, a Delaware limited liability company, hereinafter called LANDLORD, and THE SHERWIN-WILLIAMS COMPANY, an Ohio corporation, hereinafter called SHERWIN-WILLIAMS, WITNESSETH THAT:

For and in consideration of the mutual promises, covenants and agreements herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged and consented to by SHERWIN-WILLIAMS and LANDLORD, LANDLORD leases unto SHERWIN-WILLIAMS and SHERWIN-WILLIAMS rents from LANDLORD, upon the terms and conditions and subject to the limitations more particularly set forth in a certain Lease between LANDLORD and SHERWIN-WILLIAMS dated JULY 27, 2015, the premises at 5640 South Redwood Road, Taylorsville, Utah, and which premises form a part of the shopping center described as follows, to-wit:


SEE EXHIBIT "A" ATTACHED HERETO AND MADE PART HEREOF

This Memorandum of Lease is entered into pursuant to the provisions of said Lease dated JULY 27, 2015; however, it is not intended to change any of the terms thereof.

TO HAVE AND TO HOLD the above described premises for a term commencing approximately September 1, 2015, and continuing five (5) years, with two (2), five (5) year renewal options unless sooner terminated as provided in said Lease.

IN WITNESS WHEREOF, LANDLORD and SHERWIN-WILLIAMS have executed this Memorandum of Lease through their respective authorized representatives.



WITNESSES AS TO LANDLORD:



TPP 217 TAYLORSVILLE, LLC,
a Delaware limited liability company

By: John Hearus
John Hearus

WITNESSES AS TO SHERWIN-WILLIAMS:

THE SHERWIN-WILLIAMS COMPANY,
an Ohio corporation

By: Tracy C.
Assistant Secretary

NOL XSCL 10/23/07

LANDLORD ACKNOWLEDGMENT

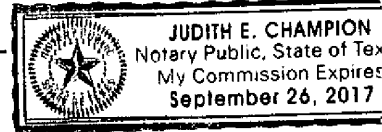
STATE OF Texas)
) : SS
COUNTY OF Dallas)

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared John Mearns as Vice President and John Mearns as Vice President of TPP 217 Taylorsville LLC a(n) Delaware Limited Liability Co. known to me to be the persons and officers whose names are subscribed to the foregoing instrument and acknowledged to me that the same was the free act and deed of the said TPP 217 Taylorsville LLC and they executed the same as the act of such limited liability Co. for the purposes and consideration therein expressed and in the capacity therein stated.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at Dallas, TX this 27th day of July, 2015.



Judith E. Champion
Notary Public



SHERWIN-WILLIAMS ACKNOWLEDGMENT

STATE OF Ohio)
) : SS
COUNTY OF Cuyahoga)

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared Michael T. Cummins as Assistant Secretary of The Sherwin-Williams Company, an Ohio corporation, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the free act and deed of The Sherwin-Williams Company and such person executed the same as the act of such corporation for the purposes and consideration therein expressed and in the capacity therein stated.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at Cleveland, Ohio, this 20 day of August, 2015.

Alyson J. Brown
Notary Public

ALYSON J. BROWN
NOTARY PUBLIC • STATE OF OHIO
Recorded in Lorain County
My commission expires Mar. 31, 2020

EXHIBIT "A"

LEGAL DESCRIPTION

Real property in the City of Taylorsville, County of Salt Lake, State of Utah, described as follows:

Parcel A1:

MIDVALLEY SOUTH PHASE:

Beginning at a point on the West right of way line of Redwood Road, said Point being North 00 degrees 02'55" West 247.50 feet along center of Section line and South 89 degrees 56'25" West 53.00 feet from the center of Section 15, Township 2 South, Range 1 West, Salt Lake Base and Meridian and running thence North 00 degrees 02'55" West 995.739 feet along said West right of way line of Redwood Road; thence South 89 degrees 55'04" West 1123.00 feet along the South right of way line of 5600 South Street; thence South 00 degrees 02'55" East 474.57 feet along the East right of way line of 1900 West Street; thence South 89 degrees 56'25" West 45.00 feet; thence South 00 degrees 02'55" East 338.23 feet; thence South 89 degrees 56'25" West 477.25 feet, thence South 00 degrees 02'55" East 430.00 feet to the center of Section line of said Section 15; thence South 89 degrees 56'25" West 40.82 feet along said centerline of Section to the Northerly right of way line of the I-215 Freeway; thence South 67 degrees 15'40" East 138.90 feet along said I-215 right of way line; thence south 76 degrees 43'15" East 375.07 feet continuing along said I-215 right of way line; thence Southeasterly 326.07 feet continuing along said I-215 right of way line and a 1045.92 foot radius curve to the left; thence North 84 degrees 06'21" East 873.31 feet continuing along said I-215 right of way line to said West right of way line of Redwood Road; thence North 00 degrees 02'55" West 316.62 feet to the point of beginning.

Note: For reference purposes only, the property is identified as the following Tax ID Numbers: 21-15-176-010, 21-15-176-013, 21-15-176-014 (now part of 21-15-176-024), 21-15-176-016, 21-15-176-017, 21-15-176-020 (now part of 21-15-176-024), 21-15-176-021, 21-15-176-022, 21-15-176-023, 21-15-151-030, 21-15-151-031, 21-15-327-002 and 21-15-327-003

Parcel A2:

MIDVALLEY NORTH PHASE:

Beginning at a point on the South Line of 5400 South Street, said point being South 89 degrees 53'41" West 660.00 feet and South 00 degrees 02'55" East 39.017 feet from the North Quarter corner of Section 15, Township 2 South, Range 1 West, Salt Lake Base and Meridian and running thence South 00 degrees 02'55" East 620.983 feet; thence North 89 degrees 53'41" East 406.50 feet; thence South 00 degrees 02'55" East 114.00 feet; thence North 89 degrees 53'41" East 200.50 feet to the West line of Redwood Road; thence South 00 degrees 02'55" East 553.239 feet along the West line of Redwood Road to the North line of 5600 South Street; thence

South 89 degrees 55'04" West 1123.00 feet along the North line of 5600 South Street to the East line of 1900 West Street; thence along the East line of 1900 West Street the next 6 courses and distances: North 00 degrees 02'55" West 327.38 feet; thence Northeasterly 163.04 feet along the arc of a 500.00 foot radius curve to the right, (chord bears North 09 degrees 17'35" East 162.32 feet); thence Northeasterly 184.19 feet along the arc of a 566.00 foot radius curve to the left, (chord bears North 09 degrees 18'43" East 183.38 feet); thence North 00 degrees 00'39" West 480.36 feet; thence North 04 Degrees 04'27" East 70.18 feet; thence North 00 degrees 00'39" West 55.95 feet to the South line of 5400 South Street; thence along the South line of 5400 South Street the next 3 courses and distances: Northeasterly 253.94 feet along the arc of an 11,512.16 foot radius curve to the left, (chord bears North 88 degrees 31'35" East 253.94 feet); thence North 87 degrees 53'41" East 173.03 feet; thence Northeasterly 27.649 feet along the arc of an 11,406.16 foot radius curve to the right, (chord bears North 87 degrees 57'51" East 27.648 feet), to the point of beginning.

Note: For reference purposes only, the property is identified as the following Tax ID Numbers: 21-15-126-048, 21-15-126-049, 21-15-126-050, 21-15-126-056, 21-15-126-057, 21-15-126-058, 21-15-126-059 (now part of 21-15-126-071 and 21-15-126-072), 21-15-126-060, 21-15-126-061 (now part of 21-15-126-071 and 21-15-126-072), 21-15-126-062 and 21-15-126-063

Parcel A3:

MIDVALLEY NORTH PHASE (WEST PART):

Beginning at a point on the South right of way line of 5400 South Street and West right of way line of 1900 West Street, said point being South 89 degrees 53'41" West 1185.39 feet along section line and South 00 degrees 00'39" East 65.832 feet from the North Quarter corner of Section 15, Township 2 South, Range 1 West, Salt Lake Base and Meridian, and running thence along said West right of way line 1900 West Street the next four courses and distances: South 00 degrees 00'39" East 592.42 feet; thence Southwesterly 162.71 feet, along the arc of a 500 foot radius curve to the right, (chord = South 9 degrees 18'43" West 162.997 feet), to a point of reverse curve; Thence Southwesterly 184.56 feet, along the arc of a 566 foot radius curve to the left, (chord = South 9 degrees 17'38" West 183.744 feet); Thence South 00 degrees 02'55" East 404.84 feet; Thence South 89 degrees 56'22" West 82.94 feet; Thence North 00 degrees 04'29" West 1351.11 feet, to and along the East line of Hew-Wood Estates No. 2 and No. 1 Subdivisions, said subdivisions being recorded and on file in the office of the Salt Lake County Recorder, to said South right of way line of 5400 South Street; Thence North 89 degrees 53'41" East 64.10 feet, along said South right of way line; Thence Northeasterly 62.95 feet, along the arc of a 11,512.16 foot radius curve to the left, and continuing along said South right of way line; Thence South 45 degrees 13'56" East 18.43 feet, continuing along said South right of way line, more or less, to the point of beginning.

Note: For reference purposes only, the property is identified as the following Tax ID Numbers: 21-15-127-001, 21-15-127-002, 21-15-127-003 and 21-15-127-004