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10/15/2008 11:27 AM #14.000
Book - 9651 Pg - 2177-2179
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
MAC-GRAY SERVICES INC
404 WYMAN ST STE 400
MALDEN MA 02451
BY: CDC, DEPUTY - MA 3 P.

MEMORANDUM OF LEASE

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This MEMORANDUM OF LEASE is entered into as of **April 3, 2008**, by and between **NBS LeMans OpCo, LLC**, hereinafter referred to as "Lessor), and **Mac-Gray Services, Inc., d/b/a Web Intelligent Laundry Systems** (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 **83 units at 4418 S LeMans Salt Lake City, UT. 84124**, 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 **19 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 ore 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.

LESSOR: **NBS LeMans OpCo, LLC**

HOME OFFICE (REQUIRES NOTARY)
 LESSEE: **Mac-Gray Services, Inc., dba Web Intelligent Laundry Systems**
 404 Wyman Street, Suite 400
 Waltham, MA 02451

By: x *[Signature]*

Its: x *[Signature]*
 Witness (sign) (print)

Witness (sign) (print)

By: *[Signature]* *Kristine Kelley*
 (sign) (print)

Its: *Director of Commissions*

Witness (sign) (print)

Witness (sign) (print)

(MACGRAY/WEB HOME OFFICE USE)

70811

STATE OF Massachusetts

COUNTY OF Middlesex

On this 3 day of October, 2008, before me, the undersigned notary public, personally appeared Kristine Kelley, who identified himself/herself by personally known, and acknowledged to me as the Dir. of Commissions 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.

[Signature]
 Notary Public Mary Hall

My Commission expires: Sept. 13, 2013

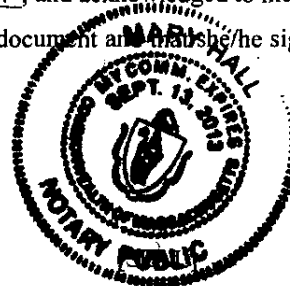


EXHIBIT A

COMMENCING AT A FENCE CORNER ON THE SOUTH LINE OF ROSE GARDEN SUBDIVISION, SAID POINT BEING NORTH 506.83 FEET AND WEST 379.50 FEET AND NORTH 89 DEG 45'55" WEST 1.43 FEET FROM THE CENTER OF SECTION 5, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SALT LAKE COUNTY UTAH, AND RUNNING THENCE SOUTH 0 DEG 40'40" WEST ALONG A FENCE LINE 211.38 FEET; THENCE SOUTH 0 DEG 17'30" WEST ALONG A FENCE LINE 484.77 FEET TO THE NEW NORTH RIGHT OF WAY LINE OF 4500 SOUTH STREET AFTER WIDENING; THENCE NORTH 89 DEG 54'45" WEST ALONG SAID 98.60 FEET; THENCE NORTH 162.00 FEET; THENCE NORTH 89 DEG 54'45" WEST 43.50 FEET; THENCE NORTH 324.17 FEET TO A FENCE LINE; THENCE NORTH 89 DEG 33'30" WEST ALONG SAID FENCE LINE 227.13 FEET TO THE EAST LINE OF 900 EAST STREET; THENCE NORTH 0 DEG 05'09" EAST ALONG SAID LINE 104.60 FEET TO A FENCE LINE; THENCE SOUTH 89 DEG 54'45" EAST ALONG SAID FENCE LINE 172.99 FEET; THENCE SOUTH 89 DEG 02' EAST ALONG SAID FENCE LINE 29.80 FEET; THENCE NORTH 0 DEG 40'40" EAST 105.20 FEET TO THE SOUTH LINE OF ROSE GARDEN SUBDIVISION; THENCE SOUTH 89 DEG 49'55" EAST (EQUALS SOUTH 89 DEG 49'20" EAST ON SUBDIVISION PLAT) 170.0 FEET TO THE POINT OF COMMENCEMENT.