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Mary Ann Trussell, Summit County Utah Recorder

10/04/2016 12:04:22 PM Fee \$20.00

By Berenbaum Weinshienk PC

Electronically Recorded

When recorded return to:

Stacia Bank Delaney, Esq.  
Berenbaum Weinshienk PC  
370 17th Street, Suite 4800  
Denver, CO 80202

### SHORT FORM MEMORANDUM OF LEASE

THIS INSTRUMENT is dated as of August 31, 2016, and is a short form or memorandum of a certain lease dated August 30, 2016, by and between SILVER QUEEN RESORT GROUP, LLC, a Utah limited liability company (hereinafter referred to as "Landlord"), and SSI VENTURE LLC, a Colorado limited liability company (hereinafter referred to as "Tenant").

#### WITNESSETH:

1. **The Demised Premises.** In consideration of the sum of One Dollar (\$1.00) in hand paid by Tenant to Landlord, the receipt and sufficiency of which is hereby acknowledged, and other good and valuable consideration, as more fully described and set forth in said Lease, Landlord has let and Tenant has taken and hired from Landlord according to the terms of said Lease approximately 3,000 square feet of floor space situated in the Town of Park City, County of Summit and State of Utah on land legally described on Exhibit A attached hereto and made a part hereof.

2. **Term of the Lease.** The term of the Lease is approximately 10 years beginning on the date which is seventy-five (75) days following the date the Lease is executed. Landlord and Tenant shall execute, after the Commencement Date, a written instrument stipulating to the Commencement Date and the date of termination. Tenant has one (1) option to extend for five (5) years.

3. **Exclusive.** Tenant has the following exclusive rights in the Lease:

Tenant shall at all times have the exclusive right to sell, rent and repair ski, snowboard and winter sports equipment and clothing in the building of which the Premises are a part as against other commercial tenants in the property.

4. **Notice.** Addresses of the parties to the Lease for purposes of notice are as follows:

{00555407:}

If to Landlord: c/o Ken Abdalla  
P. O. Box 684397  
Park City, UT 84068  
E-mail: kabdalla@malibu-partners.com

With a copy to: Nicholas F. Klein, Esq.  
11726 San Vicente Blvd., Suite 235  
Los Angeles, CA 90049  
310.820.8500  
Fax 310.820.8502  
E-mail: nick@nfrclaw.com

And to: Joe Wrona, Esq.  
1745 Sidewinder Dr.  
Park City, UT 84060  
E-mail: wrona@wgdlawfirm.com

If to Tenant: SSI Venture LLC  
390 Interlocken Crescent, Suite 660  
Broomfield, CO 80021  
Attention: Ketan Jobanputra/COO

With a copy to: Stacia Bank Delaney, Esq.  
Berenbaum Weinshienk PC  
370-17<sup>th</sup> Street, Suite 4800  
Denver, CO 80202

5. All other terms of the said Lease are as set forth therein.

IN WITNESS WHEREOF, Landlord and Tenant have duly executed this short form or memorandum of lease to take effect as a sealed instrument. This instrument may be executed in any number of counterpart copies, each of which counterpart copies shall be deemed an original for all purposes.

[SIGNATURES ON FOLLOWING PAGE(S)]

{00555407;}

LANDLORD:

SILVER QUEEN RESORT GROUP, LLC,  
a Utah limited liability company

By: [Signature]  
Printed Name: KEN ABDALLA  
Title: MANAGER

(Landlord's Acknowledgment)

STATE OF \_\_\_\_\_

CITY AND COUNTY OF \_\_\_\_\_ ) ss.

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2016, by Ken Abdalla as \_\_\_\_\_ of Silver Queen Resort Group LLC, a Utah limited liability company.

Witness my hand and official seal.

My commission expires: \_\_\_\_\_

Notary Public

[SEAL]

See Attachment

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# CALIFORNIA ALL PURPOSE 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 Los Angeles

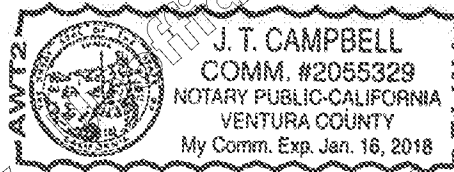
On 9-15-2016 before me, **J.T.CAMPBELL,** Notary Public,  
Date (here insert name and title of the officer)

personally appeared Ken Abdalla

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.



Signature: J.T. Campbell (Seal)

OPTIONAL

Description of Attached Document

Title or Type of Document: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Document Date: \_\_\_\_\_ Other: \_\_\_\_\_

Agreement as to terms for WR Legal Dept  
by ~~XXXXXXXXXXXXXXXXXXXX~~

~~XXXXXXXXXXXXXXXXXXXX~~  
~~XXXXXXXXXXXXXXXXXXXX~~  
Date: 9-30-16

TENANT:  
SSI Venture LLC,  
a Colorado limited liability company

by: SSV Holdings, Inc.  
Managing Member

By: ~~XXXXXXXXXXXXXXXXXXXX~~ Ryan H. Siurek  
Name: ~~XXXXXXXXXXXXXXXXXXXX~~ Ryan Siurek  
Title: Authorized Signatory

STATE OF COLORADO

CITY AND COUNTY OF BROOMFIELD )

) ss.

The foregoing instrument was acknowledged before me this 30<sup>th</sup> day of September,  
2016, by ~~XXXXXXXXXXXXXXXXXXXX~~ <sup>Ryan H. Siurek</sup> as authorized signatory of SSV Holdings, Inc., Managing Member of  
SSI VENTURE LLC, a Colorado limited liability company.

Witness my hand and official seal.

My commission expires: 10/4/19

Notary Public

(SEAL)

DEBORAH M. MARTINEZ-HUTZLER  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20034034776  
MY COMMISSION EXPIRES OCTOBER 14, 2019

{00555407;}

Exhibit A  
to  
Short Form Memorandum of Lease

Unit C-1, The Silver Queen Condominiums, pursuant to Condominium Declaration for Silver Queen Condominiums, recorded on May 5, 1995, as Entry No. 429305, in Book 881, at Pages 674-753 of the official records of Summit County, Utah, as amended.

{0055407;}