

Prepared by and return to:
Oregon RSA #2, Inc.
Attention: Real Estate Legal
8410 W. Bryn Mawr Ave.
Chicago, IL 60631
Parcel ID: 04072700200000
Site Name: Wind River
Site Number: 385451
County: Skamania
State: WA

MEMORANDUM OF LEASE

THIS MEMORANDUM OF LEASE is made and entered into by and between Skamania County, a political subdivision of the State of Washington, by and through its property manager the Port of Skamania County, having an address at PO Box 1099, Stevenson, Washington 98648, hereinafter referred to as "Landlord", and Oregon RSA #2, Inc., an Oregon corporation, whose address is Attention: Real Estate, 8410 West Bryn Mawr Avenue, Suite 700, Chicago, Illinois, 60631, hereinafter referred to as "Tenant."

WITNESSETH:

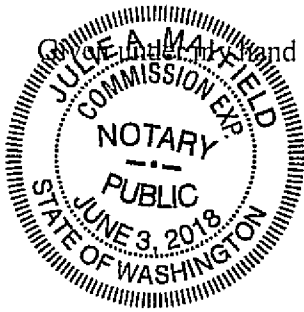
WHEREAS, by the terms of a certain Ground Lease, entered into on the 12th of AUGUST, 2014, ("the Lease"), the Landlord granted Tenant the option to lease certain property and agreed to grant Tenant certain easements, all being more particularly bounded and described as set forth in Exhibit "A" attached hereto and made a part hereof (the "Premises") upon the terms and conditions set forth in the Lease; and

WHEREAS, the Landlord and the Tenant desire to execute this Memorandum of Lease to evidence said Lease and certain of the terms therein for the purpose of placing the same of record in the Auditor's Office for Skamania County, State of Washington. *Unrecorded

NOW THEREFORE, in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Landlord does hereby grant Tenant the option to lease the Premises and obtain certain easements upon the terms and conditions of the Lease which is incorporated herein by specific reference, and do agree as follows:

STATE OF Washington)
COUNTY OF Skamania)

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that John McSherry, known to me to be the same person whose name is subscribed to the foregoing Memorandum of Lease, appeared before me this day in person and acknowledged that, pursuant to their authority, signed the said Memorandum as their free and voluntary act on behalf of Port of Skamania, for the uses and purposes therein stated.



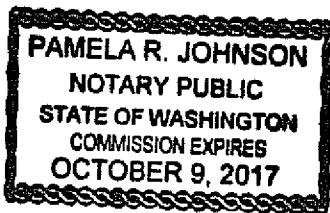
Given under my hand and seal this 12th day of August, 2014.

Julie A. Mayfield
Notary Public
My commission expires 6-3-18

STATE OF Washington)
COUNTY OF Skamania)

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that Christopher Brom, known to me to be the same person whose name is subscribed to the foregoing Memorandum of Lease, appeared before me this day in person and acknowledged that, pursuant to their authority, signed the said Memorandum as their free and voluntary act on behalf of Skamania County, for the uses and purposes therein stated.

Given under my hand and seal this 19th day of August, 2014.



Pamela R. Johnson
Notary Public
My commission expires 10/9/17

STATE OF ILLINOIS)
)
COUNTY OF COOK)

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that Varothum Saxena, Vice President for Oregon RSA #2 Inc., known to me to be the same person whose name is subscribed to the foregoing Memorandum of Lease, appeared before me this day in person and acknowledged that, pursuant to his authority, he signed the said Memorandum as his free and voluntary act on behalf of the named Tenant corporation, for the uses and purposes therein stated.

Given under my hand and seal this 10 day of September, 2014.

[Signature]
Notary Public
My commission expires 8/22/16

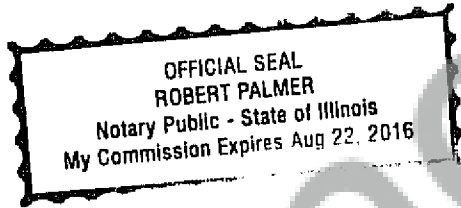


EXHIBIT A

Legal Description of Premises

THAT PORTION OF GOVERNMENT LOTS 13 AND 16 AND THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 4 NORTH, RANGE 7 EAST, W. M. SKAMANIA COUNTY, WASHINGTON, THE SITE BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER MONUMENTED AND DEPICTED ON RECORD OF SURVEY BOOK 2 OF SURVEYS, PAGE 44 RECORDS OF SAID COUNTY, AND AS FOUND AND DEPICTED ON THE BUREAU OF LAND MANAGEMENT'S DEPENDENT RESURVEY OF SAID SECTION IN 1999; THENCE NORTH 1°05'11" WEST 655.75 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER AS MOUNMENTED ON SAID RESURVEY; THENCE NORTH 1°05'11" WEST 207.63 FEET; THENCE SOUTH 89°31'58" EAST 500.51 FEET; THENCE NORTH 89°50'00" EAST 342.23 FEET; THENCE SOUTH 87°16'00" EAST 119.27 FEET; THENCE NORTH 12°37'50" EAST 70.71 FEET; THENCE SOUTH 77°22'10" EAST 8.00 TO THE TRUE POINT OF BEGINNING OF THE SITE; THENCE NORTH 12°37'50" EAST 37.50 FEET; THENCE SOUTH 77°22'10" EAST 75.00 FEET; THENCE SOUTH 12°37'50" WEST 75.00 FEET; THENCE NORTH 77°22'10" WEST 75.00 FEET; THENCE NORTH 12°37'50" EAST 37.50 FEET TO THE SAID TRUE POINT OF BEGINNING.

CONTAINING 5625 SQUARE FEET.

TOGETHER WITH AN EASEMENT FOR ACCESS AND UTILITIES, BEING 16 FEET IN WIDTH, CENTERED ON A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT HERETOFORE DESCRIBED "TRUE POINT OF BEGINNING" OF THE SITE; THENCE NORTH 77°22'10" WEST 8.00 FEET; THENCE SOUTH 12°37'50" WEST 70.71 FEET; THENCE NORTH 87°16'00" WEST 119.27 FEET; THENCE NORTH 89°50'00" WEST 342.23 FEET; THENCE NORTH 89°31'58" WEST 500.51 FEET; THENCE NORTH 89°31'58" WEST 704.03 FEET; THENCE NORTH 0°21'02" EAST 1546.41 FEET MORE OR LESS TO THE RIGHT OF WAY OF A PUBLIC ROAD KNOWN AS MARTHA CREEK ROAD, AND THE END OF SAID EASEMENT.

ALSO TOGETHER WITH AN EASEMENT FOR UTILITIES, BEING 10 FEET IN WIDTH, CENTERED ON A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT NORTHWEST CORNER OF THE HERETOFORE DESCRIBED SITE; THENCE SOUTH 12°37'50" WEST 5.00 FEET TO THE TRUE POINT OF BEGINNING OF THE EASEMENT CENTERLINE; THENCE NORTH 77°22'10" WEST 6.03 FEET; THENCE NORTH 12°39'53" EAST 108.39 FEET; THENCE NORTH 37°31'00" WEST 112.70 FEET; THENCE NORTH 53°12'17" WEST 113.77 FEET TO A POINT HEREAFTER REFERRED TO AS "POINT A"; THENCE NORTH 82°24'09" WEST 225.67 FEET; THENCE SOUTH 89°09'56" WEST 314.82 FEET TO A POINT HEREAFTER REFERRED TO AS "POINT B"; THENCE NORTH 0°50'04" WEST 13.38 FEET TO THE CENTER OF AN EXISTING POWER TRANSFORMER AND THE END OF SAID EASEMENT.

ALSO TOGETHER WITH AN EASEMENT FOR UTILITIES, BEING 10 FEET IN WIDTH, CENTERED ON A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT HERETOFORE DESCRIBED "POINT A"; THENCE NORTH 26°19'09" EAST 98.48 FEET TO A POINT THAT IS FIVE FEET SOUTH OF THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE SOUTH 89°51'21" EAST PARALLEL TO SAID NORTH LINE 408.75 FEET TO THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE END OF SAID EASEMENT.

ALSO TOGETHER WITH AN EASEMENT FOR UTILITIES, BEING 10 FEET IN WIDTH, CENTERED ON A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT HERETOFORE DESCRIBED "POINT B"; THENCE NORTH 89°09'56" WEST 335.64 FEET; THENCE NORTH 91°05'11" WEST 1101.04 FEET; THENCE NORTH 89°36'17" WEST 1166.44 FEET; THENCE SOUTH 48°55'44" WEST 278.55 FEET TO THE EASTERLY RIGHT OF WAY OF A PUBLIC ROAD KNOWN AS HEMLOCK ROAD AND THE END OF SAID EASEMENT.

TOGETHER WITH AND SUBJECT TO EASEMENTS, RESERVATIONS, COVENANTS, AND RESTRICTIONS OF RECORD AND IN VIEW.