



WHEN RECORDED RETURN TO:

Petco Animal Supplies, Inc.
9125 Rehco Road
San Diego, California 92121

PIN/Tax Map Reference No.: _____

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Memorandum of Lease

STATE OF Wyoming
COUNTY OF Sheridan

THIS MEMORANDUM OF LEASE ("Memorandum") is executed to be effective the 13th day of September, 2013, by and between CCA-SUGARLAND VILLAGE SHOPPING CENTER, LLC, a Delaware limited liability company ("Landlord"), and PETCO ANIMAL SUPPLIES STORES, INC., a Delaware corporation ("Tenant").

WITNESSETH:

Landlord hereby demises and leases to Tenant, and Tenant hereby takes and accepts from Landlord, certain premises including all improvements situated thereon including a building (the "Building") containing approximately 10,000 square feet of rentable space, all as shown on *Exhibit "A-2"* attached hereto, located in a shopping center in the City of Sheridan, Sheridan County, State of Wyoming, being as more particularly described in *Exhibit "A-1"* attached hereto and incorporated herein by reference for all purposes, TO HAVE AND TO HOLD the same for a primary term ending on or about 1-31-2025 (commencing as provided in the Lease described hereafter), with all renewal options, if any, recited in that certain Lease, dated 9-20-2013, by and between Landlord and Tenant (the "Lease"), to which reference is made for all purposes and of which it is intended hereby to give notice. The terms, provisions, covenants, conditions and agreements set forth in the Lease are by this reference incorporated herein.


This Memorandum shall inure to the benefit of, and be binding upon, the parties hereto and their respective heirs, representatives, successors and assigns.

1 IN WITNESS WHEREOF, Landlord and Tenant have executed this Memorandum to be effective
2 as of the day and year first above written.

3
4 **LANDLORD:**

5 **CCA-SUGARLAND VILLAGE SHOPPING CENTER, LLC**, a Delaware limited liability
6 company, as to an 85% undivided interest and additional tenants in common as to an aggregate 15%
7 undivided interest
8


9 By: CCA Acquisition Company, LLC, a California limited
10 liability company

11 By: 
12 Steven Usdan, managing member
13

14 Date: 9/9/13
15

16 **TENANT:**

17 **PETCO ANIMAL SUPPLIES STORES, INC.,**
18 a Delaware corporation

19 By: 
20 Name: James Lampassi
21 Its: Vice President Real Estate
22
23

24 Date: 9-13-2013
25



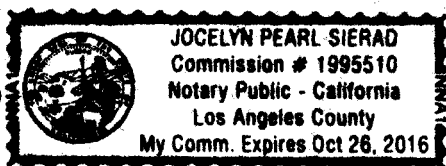
ACKNOWLEDGMENT OF LANDLORD:

STATE OF California)
) ss
 COUNTY OF Los Angeles)

Jocelyn Sierad

On this 9th day of September, 2013, before me, the undersigned Notary Public in and for said County and State, personally appeared Steven Usdan as managing member of CCA Acquisition Company, LLC, a California limited liability company on behalf of CCA-SUGARLAND VILLAGE SHOPPING CENTER, LLC, a Delaware limited liability company, who executed the foregoing instrument on behalf of said limited liability company for the purposes therein expressed. He/~~she~~ is either ☒ personally known to me or ☒ has produced California Driver's License as identification, and ☒ did or () did not take an oath. In witness whereof, I have hereunto set my hand and official seal the day and year last above written.

(SEAL)



[Signature]
 Notary Public Signature
 Printed/Typed Name: Jocelyn Sierad
 My Commission Expires: October 26, 2016
 Commission Number: 1995510

ACKNOWLEDGMENT OF TENANT:

State of California

County of San Diego

On September 13, 2013 before me, Susan E. Malubay, Notary Public, personally appeared James J. Lampassi, who proved to me on the basis of satisfactory evidence to be the person(~~s~~) whose name is 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

Susan E. Malubay

(Seal)

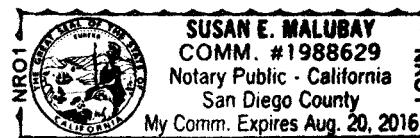




EXHIBIT "A-1"

Legal Description

The following real property located in the City of Sheridan, County of Sheridan, State of Wyoming:

Beginning at a point on the westerly right-of-way limit of Sugarland Drive, said point being the northeast corner of Lot 4 of Sugarland Marketplace II, City of Sheridan, Sheridan County, Wyoming, recorded in Book S of Plats, #136; thence through the following five courses along said right-of-way limit: 1) S26°33'04"W, 44.48 feet; 2) Counterclockwise along a 666.60 foot radius curve, through an internal angle of 27°00'00", an arc length of 62.40 feet (chording S13°03'04"W, 62.38 feet); 3) S89°59'11"E, 162.46 feet; thence S00°8'20"W, 172.93 feet; 4) Clockwise along a 280.00 foot radius curve, through an internal angle of 26°54'00", an arc length of 131.46 feet (chording S76°53'53"E, 130.25 feet); thence S63°26'53"E, 66.08 feet to the Point of Beginning, containing 0.65 acres (28,483.40 square feet), more or less.