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VOL 169 PAGE 3244

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SIXTH CHELTENHAM PROPERTIES, INC.

MEMORANDUM OF LEASE

THIS MEMORANDUM OF LEASE, made as of the 1st day of April, 1968, by and between SIXTH CHELTENHAM PROPERTIES, INC., a Delaware corporation, having an office at 100 West Tenth Street, Wilmington, Delaware, Lessor, and ALBERTSON'S, INC., a Nevada corporation, having an office at 1610 State Street, Boise, Idaho;

WITNESSETH:

That for a term commencing the 24th day of April, 1968 and extending to and including the 30th day of April, 1993 and upon the other terms, renewal options and conditions set forth in that certain written Lease dated as of April 1st, 1968 between the parties hereto, all of which terms, renewal options and conditions are hereby made a part hereof as fully and completely as if herein specifically set out in full, Lessor has leased, demised and let and does hereby lease, demise and let unto Lessee the property described on Schedule A annexed hereto. A copy of said Lease may be examined at the office of Fidelity Union Trust Company, 765 Broad Street, Newark, New Jersey.

IN WITNESS WHEREOF, each of said parties hereto has caused its corporate name to be hereunto subscribed and its corporate seal to be hereunto affixed by its officers thereunto duly authorized.

SIXTH CHELTENHAM PROPERTIES, INC.

By Walter W. White
President

ATTEST:

James P. Rooker
Assistant SecretaryWilliam Martin
Witness

[SEAL]

[ATTEST]

J. E. Munson
Assistant SecretaryLin B. Stoddard
Witness

[SEAL]

ALBERTSON'S, INC.

By Paul W. Munson
Vice President

66

3245

STATE OF NEW YORK)
COUNTY OF NEW YORK) SS.:

On this 10th day of April in the year 1968
before me WALTER R. MAY, a notary public of the State of
New York, duly commissioned and sworn, personally appeared
Charles F. MacGill and James P. Cookson, known to me to be
President and Secretary, respectively, of Sixth Cheltenham
Properties, Inc., one of the corporations that executed the
within instrument, and also known to me to be the persons
who executed the within instrument on behalf of the corporation
therein named, and they acknowledged to me that such
corporation executed the within instrument pursuant to its
by-laws or a resolution of its Board of Directors.

IN WITNESS WHEREOF, I have hereunto set my hand
and affixed my official seal in the county and state afore-
said the day and year in this certificate first above written.

Walter R. May
NOTARY PUBLIC
State of New York

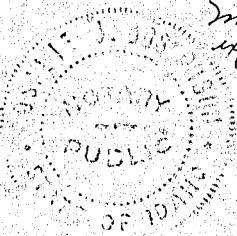
WALTER R. MAY
Notary Public, State of New York
No. 24-775350
Qualified in Kings County
Cert. Filed in New York County
Commission Expires March 30, 1970

3246

STATE OF IDAHO)
COUNTY OF ADA) ss.:

On this 20th day of April, in the year 1968,
before me, *Rosalie J. Josephson*, a notary public of
the State of Idaho, duly commissioned and sworn, personally
appeared Paul W. Mauser and ~~Theodore~~ E. Munson, known to
me to be a Vice-President and Secretary, respectively, of
Albertson's, Inc., one of the corporations that executed the
within instrument, and also known to me to be the persons who
executed the within instrument on behalf of the corporation
therein named, and they acknowledged to me that such
corporation executed the within instrument pursuant to its
by-laws or a resolution of its Board of Directors.

IN WITNESS WHEREOF, I have hereunto set my hand
and affixed my official seal in the county and state aforesaid
the day and year in this certificate first above written.



Rosalie J. Josephson
Notary Public for Idaho
Residing in Boise, Idaho

2247

SCHEDULE A

All that certain real property situate in the City of Klamath Falls, County of Klamath, State of Oregon, bounded and described as follows:

A tract of land situated in the SW1/4NW1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, more particularly described as follows:

Beginning at the West one-quarter corner of said Section 2, said point being marked by a brass plug in a capped monument which is 1.60 feet North of the centerline of State Highway 66 (South Sixth Street); thence

North 89° 44' 52" East along the East-West centerline of said Section 2 (this is the bearing to the center one-fourth corner of said Section 2 which is monumented by a bolt in the pavement that is 1.20 feet North of the centerline of said highway) a distance of 517.06 feet; thence

North 0° 20' 15" East a distance of 37.91 feet to a one-half inch iron pin on the true point of beginning, of this description, said point being on the Northerly line of State Highway 66 as relocated a distance of 40.00 feet at right angles to the centerline of said highway, said point also being on the Westerly line of the Bennington property as described in Deed Volume 331 at page 402, Klamath County Deed Records; thence

North 89° 43' 30" East along the Northerly line of Highway 66 as relocated a distance of 40.00 feet at right angles to the centerline of said highway a distance of 166.30 feet to a 5/8 inch iron pin on the Easterly line of said Bennington property and the Westerly line of the Peace Memorial Presbyterian Church property as described in Deed Volume 317 at page 491, Klamath County Deed Records; thence

North 0° 20' 15" East along the last described line a distance of 196.70 feet to a 5/8 inch iron pin; thence

North 05° 06' 40" East a distance of 34.24 feet; thence

69

3248

- 2 -

North $00^{\circ} 15' 00''$ East a distance of 205.91 feet; thence

South $89^{\circ} 43' 30''$ West a distance of 155.57 feet; thence

South $00^{\circ} 14' 10''$ East a distance of 205.89 feet; thence

South $17^{\circ} 20' 35''$ West a distance of 46.27 feet; thence

South $00^{\circ} 20' 15''$ West a distance of 186.70 feet to the true point of beginning.

Subject to covenants, restrictions, easements, rights of way, agreements, reservations and conditions of record, if any.

Said property contains approximately 1.611 acres.

3249

-3-

Together with a non-exclusive easement which is hereby created by Grantor for ingress, egress and traveling by vehicular or pedestrian travel over and across the herein mentioned described easement area and for utility and service line over, under and across that said certain easement area situated in the SW $\frac{1}{4}$ of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, more particularly described as follows:

Commencing at the West one-quarter corner of said Section 2; thence

North 89° 44' 52" East, 517.06 feet; thence

North 00° 20' 15" East, 224.61 feet; thence

North 17° 20' 35" East, 46.27 feet to the Southwest corner of an existing building; thence along the Westerly face of said building North 00° 14' 10" West 123.96 feet to the Northwest corner of said building; thence

Continuing North 00° 14' 10" West 30.00 feet to the true point of beginning; thence

South 89° 43' 30" West 148.30 feet to the Easterly boundary line of Etna Street; thence

North 00° 20' 15" East 20.00 feet; thence

Leaving the Easterly boundary line of Etna Street North 89° 43' 30" East 148.10 feet; thence

South 00° 14' 10" East 20.00 feet to the true point of beginning. Situate in Klamath County, Oregon.

Said Easement is not only for the benefit of the real property herein conveyed and its owners, but is also for the benefit of the real property hereinafter mentioned in paragraph number 13, as the easterly adjoining property and its owners, and may be used in conjunction with and for the benefit of the easement, its purposes, areas and uses mentioned in paragraph 12. Said Easement is subject to any matters of record and title.

STATE OF OREGON,) ss
County of Klamath)

Filed for record at request of

Transamerica Title Ins. Co.

on this 24 day of April A. D. 1968

at 8:32 o'clock A.M. and duly

recorded in Vol. M68 of Deeds

Page 3245-3249.

DOROTHY ROGERS, County Clerk

By Lynette Rogers Deputy

Fee \$9.00

71