

WHEN RECORDED MAIL TO:

Crosby, Heafey, Roach & May
A Professional Corporation
700 South Flower Street, Suite 2200
Los Angeles, California 90017-4209

Attention: Richard W. Lasater II, Esq.

AMT 44095

MEMORANDUM OF LEASE
(Klamath Falls, Oregon)

This Memorandum of Lease is entered into as of the 16th day of April, 1998, between Robert L. Komlofske ("Landlord") and Smart & Final Inc., a Delaware corporation ("Tenant").

1. Premises. Landlord is the landlord, and United Grocers, Inc., an Oregon business corporation ("UG") is the tenant, under a lease dated as of June 25, 1997 (the "Lease"), regarding certain premises (the "Premises") located at 2805 Maywood Drive, Klamath Falls, Oregon 97601 in Klamath County, Oregon. The Premises are more particularly described in Exhibit "A" attached hereto.
2. Assignment. Pursuant to the terms of that certain Assignment and Assumption of Lease dated May 5, 1998, by and between UG and Tenant, UG has assigned all its right, title and interest as tenant under the Lease to Tenant. Pursuant to the terms of that certain Landlord's Consent and Estoppel Certificate dated April 16, 1998 by and between Landlord and UG, Landlord has consented to UG's assignment of its interest as tenant under the Lease to Tenant.
3. Term. The term of the Lease commenced upon June 27, 1997 and shall continue through June 26, 2017, unless extended in accordance with the terms and provisions of the Lease.
4. Lease Incorporated. All of the terms, conditions and covenants of the Lease are incorporated herein by this reference. The terms of the Lease shall govern in the event of any conflict with this Memorandum of Lease.

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EXHIBIT A
Legal Description

23180

A tract of land situated in the westerly portion of Lot 4, Block 6, Tract 1080, WASHBURN PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, being more particularly described as follows:

Beginning at the Southwest corner of said Lot 4; thence N 00°04'50" E., along the West line of said Lot 4, 430.00 feet to the Northwest corner of said Lot 4; thence S 89°55'10" E., along the North line of said Lot 4, 211.18 feet; thence S 00°09'45" W 430.00 feet to the South line of said Lot 4; thence N 89°55'10" W 210.57 feet to the point of beginning.

Excepting the surplus property further described as:

Being a tract of land located in Lot 4, Block 6, Tract 1080, "Washburn Park", according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, being more particularly described as follows:

Beginning at the southwest corner of said Lot 4; thence N 00°04'50" E, along the west line of said Lot 4, 203.77 feet to a point; thence S 89°55'10" E, parallel to the south line of said Lot 4, 210.86 feet to the east line of that tract described in Volume M79, Page 21947 of the Klamath County Deed Records; thence S 00°09'45" W, along said east line, 203.77 feet to the south line of said Lot 4; thence N 89°55'10" W 210.57 feet to the Point of Beginning. Containing 0.99 acres more or less.

IN WITNESS WHEREOF, the parties hereto have executed this Memorandum of Lease as of the date first above written.

LANDLORD

Robert L. Komlofske
ROBERT L. KOMLOFSKE

SMART & FINAL INC., a Delaware corporation
("Tenant")

By: [Signature]
Its: [Signature]

STATE OF OREGON)
County of Crook) ss.

This instrument was acknowledged before me this 15th day of May, 1998, by
Robert L. Komlofske.



Doris L. Hillman
NOTARY PUBLIC FOR OREGON
My Commission Expires: 4-23-2002

STATE OF OREGON)
County of _____) ss.

This instrument was acknowledged before me this _____ day of April, 1998, by
_____, _____ of Smart & Final Inc., a Delaware corporation, on behalf of the
corporation.

My Commission Expires: _____

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

On June 16, 1998 before me, personally appeared, Donald G. Alvarez

☒ personally known to me - OR - ☐ proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose names~~(s)~~ 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.

WITNESS my hand and official seal.

Sara Alvarez
(SIGNATURE OF NOTARY)



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Ameri title the 30th day
of June A.D., 19 98 at 3:40 o'clock P.M., and duly recorded in Vol. M98
of Deeds on Page 23179.

FEE 45.00

By Kathleen Row
Bernetha G. Letsch, County Clerk