Recorded: 10/2/2019 at 1:38:46.0 PM
County Recording Fee: $22.00
Iowa E-Filing Fee: $3.00
Combined Fee: $25.00
Revenue Tax:
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2019 PG: 2735

Prepared by and return to:
Audra Brown
LN Real Estate LLC
801 Second Ave, #1700
Seattle, WA 98104
206-501-4519

(Space Above Reserved For Register of Deeds Certification)

MEMORANDUM OF LEASE TERMINATION
(Property No. 61)

The undersigned, being the original Landlord and Tenant under that certain Lease dated January 31, 2006 (the "Lease"), pursuant to which Tenant, as successor in interest to Lanoga Corporation, a Minnesota corporation, leased from Landlord certain real property and improvements commonly known as 1001 East Main, Manchester, IA 52057, and legally described on Exhibit A attached hereto, a Memorandum of Lease which was recorded on March 6, 2006 under Delaware County Recorder in Book 2006 at Page 850, do hereby provide notice that the Lease has been terminated effective upon the earlier of January 31, 2017 or the sale of the property by LN Real Estate LLC, pursuant to terms of the Master Agreement for Termination and Purchase between LN Real Estate LLC and Lanoga Corporation, et al dated July 31, 2006 and each and every provision of such Master Agreement for Termination and Purchase is incorporated into this Memorandum of Lease Termination by this reference.

[Signatures on following page]

IN WITNESS WHEREOF, Landlord and Tenant have executed this Memorandum of Lease Termination effective as of September 30, 2019.

LANDLORD:

LN REAL ESTATE LLC,
a Washington limited liability company

By Laird Norton Real Estate Inc.,
a Washington corporation
Its Manager

By: _____
Name: James Reinhardsen
Title: President

Date: 9/25, 2019

TENANT:

PROBUILD COMPANY LLC, a Delaware limited liability company, as successor in interest to Lanoga Corporation, a Minnesota corporation

By: _____
Name: PAUL W. DUNN
Title: VICE PRESIDENT - REAL ESTATE

Date: SEPTEMBER 24, 2019

STATE OF Texas)
) ss.
COUNTY OF Dallas)

I certify that I know or have satisfactory evidence that PAUL W. DUNN is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the VICE PRESIDENT - REAL ESTATE of ProBuild Company LLC, a Delaware limited liability company, as successor in interest to Lanoga Corporation, a Minnesota corporation, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 09/24/2019

_____
Notary Public
Print Name Pooja Vasudev
My commission expires July 6, 2022

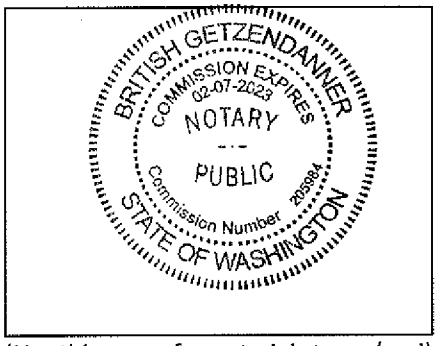
(Use this space for notarial stamp/seal)

POOJA VASUDEV
Notary ID #131633703
My Commission Expires
July 6, 2022

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

I certify that I know or have satisfactory evidence that JAMES REINHARDSEN is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the President of Laird Norton Real Estate Inc., the Washington corporation that is the Manager of LN REAL ESTATE LLC, a Washington limited liability company, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 9/26/19



(Use this space for notarial stamp/seal)

British Getzendanner
Notary Public
Print Name BRITISH GETZENDANNER

My commission expires 2-7-23

Exhibit A

Legal Description

The West four hundred (400) feet of that part of the Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4) of Section Thirty Three (33), Township Eighty Nine (89) North, Range Five (5), West of the Fifth Principal Meridian, lying North of the Illinois Central Railroad right of way, except the North two hundred thirty three (233) feet of the East one hundred (100) feet thereof, in Delaware County, Iowa.

and

That certain railroad spur easement dated September 20, 1954 executed by and between Eclipse Lumber Company and Sioux City Cashway Lumber Store, filed for record May 19, 1955 and recorded in Book I of miscellaneous, Page 214 in the public records of Delaware County, State of Iowa.