



Rept: 1523241 Rec: 27.00
 DS: 0.00 IT: 0.00
 05/23/13 B. McBee, Dpty Clerk

MEMORANDUM OF LEASE

This Memorandum of Lease (this "Memorandum") is executed this 15 day of May, 2013, by and between Main Street Landing, LLP, a Florida limited liability partnership ("Main Street"), and Venture 12, LLC, a Florida limited liability company ("Venture"), for the purposes set forth herein.

RECITALS

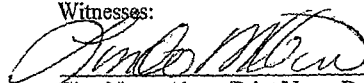
- A. Main Street as Lessee and Venture as Lessor, did as of the date set forth above, enter into a Ground Lease Agreement (the "Lease"), for leasing of the real property located in Pasco County, Florida, described on Exhibit "A" attached hereto (the "Property").
- B. Main Street and Venture deem it appropriate to record this Memorandum for the purpose of giving notice of the existence of the Lease and certain of the terms therein.


NOW THEREFORE, in consideration of the mutual undertakings set forth in the Lease and other good and valuable consideration, Main Street and Venture hereby record this Memorandum in the Public Records of Pasco County, Florida, in order to give notice of and to confirm the existence of the Lease and that under the terms of the Lease, in addition to other rights granted to Main Street, to confirm that under the terms of the Lease, Main Street has an option to purchase the Property.

The Lease sets forth the entire agreement between Main Street and Venture and this Memorandum does not alter, amend or change the Lease in any way, but is executed for the purpose of recordation.

IN WITNESS WHEREOF, the parties hereto have caused this Lease to be executed by their respective duly authorized representatives on the day and year first above written.

Witnesses:



 Sign Name Above/Print Name Below
 Linda McGurn


 Sign Name Above/Print Name Below
 Keith Humphreys

STATE OF FLORIDA
 COUNTY OF ALACHUA

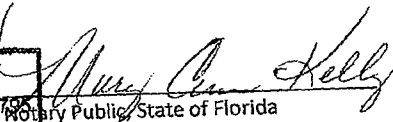
LESSEE:

Main Street Landing, LLP, a Florida limited
 Liability partnership

By: 
 Kenneth R. McGurn, Partner

SWORN TO, SUBSCRIBED, AND ACKNOWLEDGED before me this 15th day of May, 2013, by KENNETH R. MCGURN as Partner of Main Street Landing, LLP, a Florida limited liability partnership, who executed the same on behalf of the partnership and who is ☒ personally known to me, or who has ☐ produced _____ as identification.




 Notary Public, State of Florida

PAULA S. O'NEIL, Ph.D. PASCO CLERK & COMPTROLLER
 05/23/13 04:13pm 1 of 3
 OR BK 8877 PG 3602

SFMI&M

RETURN TO:

Witnesses:

Sign Name Above/Print Name Below

CRAB A. W. C. P.

Sign Name Above/Print Name Below

ONE Young

LESSOR:

Venture 12, LLC, a Florida limited liability company

By: [Signature]

STATE OF FLORIDA

COUNTY OF Volusia

SWORN TO, SUBSCRIBED, AND ACKNOWLEDGED before me this 15th day of May, 2013, by _____ as _____ of Venture 12, LLC, a Florida limited liability company, who executed the same on behalf of the company and who is ☒ personally known to me, or who has ☐ produced _____ as identification.



VICTORIA T. MOORE
NOTARY PUBLIC
STATE OF FLORIDA
Comm# EE061072
Expires 2/2/2015

Victoria T. Moore
Notary Public, State of Florida

Exhibit A

A portion of lots 5-9 and all of lots 10-12, block 208, City of New Port Richey, as shown on the plat recorded in plat book 2, page 27, of the public records of Pasco County, Florida, being more particularly described as follows:

Begin at the southwest corner of lot 12, block 208; thence along the easterly right-of-way line of River Road; north 23°06'59" east, a distance of 160.02 feet; thence south 66°59'35" east, a distance of 9.69 feet; thence north 23°00'18" east, a distance of 25.28 feet; thence north 32°22'21" east, a distance of 56.64 feet; thence departing said easterly right-of-way and along the southerly right-of-way line of Main Street, south 89°49'35" east, a distance of 236.19 feet; thence south 85°32'52" east, a distance of 140.36 feet; thence south 89°38'00" east, a distance of 27.75 feet and the beginning on the existing 1.79' NGVD 29 contour line and at the limits of State sovereign lands a meander line following the said 1.79' contour line; thence departing said southerly right-of-way along said meander line south 10°09'09" west, a distance of 16.16 feet; thence south 30°11'55" east, a distance of 11.09 feet; thence south 13°29'04" west, a distance of 20.80 feet; thence south 07°53'57" east, a distance of 43.70 feet; thence south 05°47'26" west, a distance of 60.58 feet; thence south 16°54'45" east, a distance of 24.87 feet; thence south 25°32'00" west, a distance of 31.11 feet to a point on the face of a concrete seawall; thence continue along said meander line and said face of said concrete seawall south 23°10'44" west, a distance of 55.66 feet; thence south 58°46'11" west, a distance of 52.42 feet; thence south 68°22'18" west, a distance of 31.03 feet; thence south 72°01'52" west, a distance of 56.75 feet; thence south 81°01'56" west, a distance of 18.03 feet; thence south 76°54'10" west, a distance of 49.83 feet; thence south 66°49'22" west, a distance of 4.68 feet to the southerly line of lot 12; thence departing said meander line and along said southerly line of said lot 12 north 67°02'25" west, a distance of 311.93 feet to the point of beginning.

Parcel Identification Number: 05-26-16-0030-20800-0050