

COMMONWEALTH TITLE

RECORDED AT THE REQUEST OF  
AND AFTER RECORDING RETURN TO:

21001727-10-8-4--  
amine

STOEL RIVES LLP  
600 University Street, Suite 3600  
Seattle, Washington 98101  
Attention: Joseph McCarthy

21001727 4/8

MEMORANDUM OF LEASE

C2021-252A

This Memorandum of Lease (the "Memorandum") is executed as of Oct. 5, 2021 between CITY OF TEMPE, a municipal corporation ("Landlord"), and 8TH & FARMER OWNER, LLC, a Delaware limited liability company ("Tenant").

RECITALS:

A. Landlord and Tenant are parties to a certain Land and Improvements Lease Agreement dated as of ~~September~~ Oct 5, 2021 (the "Lease").

B. The parties have entered into this Memorandum of Lease for the purpose of recording this Memorandum among the Real Property Records of Maricopa County, Arizona.

AGREEMENT:

NOW, THEREFORE, Landlord and Tenant record this Memorandum of Lease for the purpose of providing notice of the existence of the Tenant's leasehold interest under the Lease.

1. Name and Address of Landlord:

City of Tempe  
City Manager's Office  
31 East 5th Street  
Tempe, Arizona 85281

# COMMONWEALTH TITLE

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### RECITALS:

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### AGREEMENT:

NOW, THEREFORE, Landlord and Tenant record this Memorandum of Lease for the purpose of providing notice of the existence of the Tenant's leasehold interest under the Lease.

1. Name and Address of Landlord:

City of Tempe  
City Manager's Office  
31 East 5th Street  
Tempe, Arizona 85281

2. **Name and Address of Tenant:**

8th & Farmer Owner, LLC  
412 NW Fifth Avenue, Suite 200  
Portland, OR 97209  
Attn: Chad Rennaker

3. **Description of the Premises.** The Premises under the Lease consists of the real property described in Exhibit A attached hereto located in Tempe, Arizona

4. **Term of Lease.** The period beginning on the Commencement Date under the Lease thereof and expiring at midnight on the last day of the eighth (8th) full year thereafter, subject to adjustment and earlier termination as provided in the Lease.

6. **Release of Memorandum.** Following the expiration or earlier termination of the Term of the Lease in accordance with the terms thereof, Tenant shall, within thirty (30) days after written request from Landlord, execute a release of this Memorandum or such other written acknowledgment of the expiration or termination of the Lease reasonably acceptable to Landlord and in recordable form.

7. **Binding Effect; Governing Law.** If any inconsistency exists or arises between the terms of this Memorandum and the terms of the Lease, the terms of the Lease shall prevail.

8. **Counterparts.** This Memorandum may be executed in multiple counterparts, each of which shall constitute an original, but all of which shall constitute one document.

[SIGNATURES ON NEXT PAGE]

C2021-252A

Executed as of the dates below but shall be dated for reference purposes as of the date first above written.

**LANDLORD:**

ATTEST:

By: Kara A. DeArastia for  
City Clerk

LANDLORD:

**CITY OF TEMPE**, a municipal corporation

By: \_\_\_\_\_  
Name: Corey Woods  
Title: Mayor

APPROVED AS TO FORM:

Sonia M. Blain for  
City Attorney

STATE OF ARIZONA            )  
  ) ss.  
COUNTY OF MARICOPA        )

On this 29th day of September 2021, before me, the undersigned, a Notary Public in and for the State of Arizona, duly commissioned and sworn personally appeared Corey Woods, known to me to be the Mayor of **City of Tempe**, an Arizona municipal corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said municipal corporation, for the purposes therein mentioned, and on oath stated that he was authorized to execute said instrument.

I certify that I know or have satisfactory evidence that the person appearing before me and making this acknowledgment is the person whose true signature appears on this document.

WITNESS my hand and official seal hereto affixed the day and year in the certificate above written.



Kara Anne DeArastia

Signature  
Kara Anne DeArastia

Print Name

NOTARY PUBLIC in and for the State of Arizona, residing at Maricopa County  
My commission expires July 6, 2025.

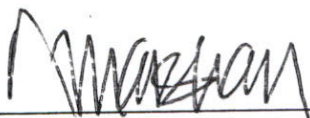
**TENANT:**

**8TH & FARMER OWNER, LLC**  
a Delaware limited liability company

By: 8th & Farmer, LLC  
Its: Sole Member

By: Farmer Arts Lot 1, LLC  
Its: Manager

By: Marshall Urban Development Company  
Its: Manager

By:   
Todd Marshall, its President

By: Urban Soul Development Company, LLC  
Its: Manager

By: \_\_\_\_\_  
Charles Huellmantel, its Sole Member

By: Reviver Capital Tempe, LLC  
Its: Manager

By: \_\_\_\_\_  
Chad I. Rennaker, its President

STATE OF ARIZONA )  
 ) ss.  
COUNTY OF MARICOPA )

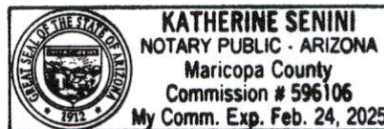
On this 28 day of September 2021, before me, the undersigned, a Notary Public in and for the State of Arizona, duly commissioned and sworn personally appeared Todd Marshall, known to me to be the President of **Marshall Urban Development Company**, an Arizona corporation, which is the Manager of Farmer Arts Lot 1, LLC, which is the Manager of 8th & Farmer, LLC, which is the Sole Member of 8th & Farmer Owner, LLC that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said entity, for the purposes therein mentioned, and on oath stated that he was authorized to execute said instrument.

I certify that I know or have satisfactory evidence that the person appearing before me and making this acknowledgment is the person whose true signature appears on this document.

WITNESS my hand and official seal hereto affixed the day and year in the certificate above written.

Katherine Senini  
Signature  
Katherine Senini  
Print Name

NOTARY PUBLIC in and for the State of  
Arizona, residing at Phoenix, AZ  
My commission expires February 24, 2025



**TENANT:**

**8TH & FARMER OWNER, LLC**  
a Delaware limited liability company

By: 8th & Farmer, LLC  
Its: Sole Member

By: Farmer Arts Lot 1, LLC  
Its: Manager

By: Marshall Urban Development Company  
Its: Manager

By: \_\_\_\_\_  
Todd Marshall, its President

By: Urban Soul Development Company, LLC  
Its: Manager

By: \_\_\_\_\_  
Charles Huellmantel, its Sole Member

By: Reviver Capital Tempe, LLC  
Its: Manager

By: \_\_\_\_\_  
Chad I. Rennaker, its President

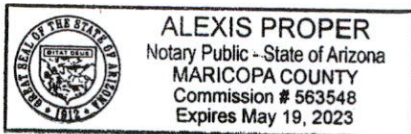
STATE OF ARIZONA            )  
  ) ss.  
COUNTY OF MARICOPA        )

On this 28 day of September 2021, before me, the undersigned, a Notary Public in and for the State of Arizona, duly commissioned and sworn personally appeared Charles Huellmantel, known to me to be the Sole Member of **Urban Soul Development Company, LLC**, an Arizona limited liability company, which is the Manager of Farmer Arts Lot 1, LLC, which is the Manager of 8th & Farmer, LLC, which is the Sole Member of 8th & Farmer Owner, LLC that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said entity, for the purposes therein mentioned, and on oath stated that he was authorized to execute said instrument.

I certify that I know or have satisfactory evidence that the person appearing before me and making this acknowledgment is the person whose true signature appears on this document.

WITNESS my hand and official seal hereto affixed the day and year in the certificate above written.

Alexis Proper  
Signature  
Alexis Proper  
Print Name  
NOTARY PUBLIC in and for the State of  
Arizona, residing at \_\_\_\_\_.  
My commission expires May 19, 2023.





TENANT:

**8TH & FARMER OWNER, LLC**  
a Delaware limited liability company

By: 8th & Farmer, LLC  
Its: Sole Member

By: Farmer Arts Lot 1, LLC  
Its: Manager

By: Marshall Urban Development Company  
Its: Manager

By: \_\_\_\_\_  
Todd Marshall, its President

By: Urban Soul Development Company, LLC  
Its: Manager

By: \_\_\_\_\_  
Charles Huellmantel, its Sole Member

By: Reviver Capital Tempe, LLC  
Its: Manager

By: \_\_\_\_\_  
Chad L. Rennaker, its President

STATE OF OREGON                    )  
  )ss.  
COUNTY OF MULTNOMAH        )

This instrument was acknowledged before me on September 28, 2021, by Chad I. Rennaker, President of Reviver Capital Tempe, LLC, an Arizona limited liability company, which is the Manager of 8th & Farmer, LLC, which is the Sole Member of 8th & Farmer Owner, LLC, on its behalf.

  
\_\_\_\_\_  
Notary Public - State of Oregon



EXHIBIT A  
TO MEMORANDUM OF LEASE  
LEGAL DESCRIPTION OF PROPERTY

PARCEL NO. 1:

LOT 1, OF FARMER ARTS DISTRICT - PARCEL 1, ACCORDING TO BOOK 1070 OF MAPS, PAGE 15, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARCEL NO. 2:

A NON-EXCLUSIVE EASEMENT FOR THE PURPOSES OF VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS AS CREATED BY THAT CERTAIN EASEMENT AGREEMENT RECORDED AUGUST 13, 2014 IN RECORDING NO. 20140534027 AND RE-RECORDED NOVEMBER 4, 2014 IN RECORDING NO. 20140732434, RECORDS OF MARICOPA COUNTY, ARIZONA.

SITUATED IN TEMPE, IN THE COUNTY OF MARICOPA, STATE OF ARIZONA.