
THE ABOVE SPACE IS FOR RECORDER'S USE ONLY

This document was prepared by Six Bridges Capital Corporation, 200 S. Commerce St., Suite 400, Little Rock, AR 72201, (501) 374-9247

MEMORANDUM OF LEASE

THIS MEMORANDUM OF LEASE ("Memorandum") is dated as of the date set forth below, by and between Windchase Enterprises, L.P., a Mississippi limited partnership, whose address is 6910 Windchase Dr., Hornlake, MS 38637 ("Lessor") and BN Hotels, LLC, a Mississippi limited liability company d/b/a best Western Goodman Inn & Suites, whose address is 6910 Windchase Dr., Hornlake, MS 38637 ("Lessee") and evidences that on the 1st day of November, 2009 a Lease Agreement ("Lease") was entered into by and between Lessor and Lessee.

1. **Lease Term.** The terms of the Lease is twenty (20) years and six (6) months commencing on the 1st day of November, 2009 ("Commencement Date") and terminating on the 31st day of May, 2030.
2. **Property.** Subject to the term of the Lease, Lessor has leased to Lessee the real property located at 6910 Windchase Drive, Horn Lake, Mississippi described as follows:

Indexing Instructions:

A legal description of a 2.22 acres or 96,720 square feet, more or less, tract of land being located in the northeast quarter of the northeast quarter of Section 35, Township 1 South, Range 8 West, Horn Lake, DeSoto County, Mississippi, and being more particularly described as follows:

Commencing at a point commonly accepted as the northeast corner of Section 35; thence South 00 15'33" East a distance of 995.71 feet to a point; thence South 89 34'37" West a distance of 326.43 feet to a 1/2" rebar, set, said iron pin being also the TRUE POINT OF BEGINNING; thence continue South 89 34'37" West along said line, a distance of 52.54 feet to a 1/2" rebar,

**Return To:
Six Bridges Capital Corporation
200 S. Commerce St., Suite 400
Little Rock, AR 72201**

griffin Clib+ e

set; thence North 59 33'33" West a distance of 175.08 feet to a 1/2" rebar, set; thence North 48 46'45" West a distance of 166.34 feet to a 1/2" rebar, set; thence North 58 48'30" West a distance of 307.53 feet to a fence rail, found at the southwest corner of Lot 4 of the second revision of Windchase Subdivision; thence North 89 38'33" East along said south line a distance of 468.17 feet to a 1/2" rebar, set on the west right of way line of Windchase Drive; thence South 25 55'30" East along said west line a distance of 79.59 feet to a 1/2" rebar, set; thence along a curve to the right having a radius of 966.00 feet, a chord bearing of South 18 06'38" East, a chord distance of 262.68 feet and an arc length of 263.50 feet to a 1/2" rebar, set; thence South 10 17'46" East a distance of 39.50 feet to the TRUE POINT OF BEGINNING and containing 96,720 square feet or 2.22 acres, more or less.

3. **Notices.** All notices, requests, demands, and other communications to the Lessor or Lessee shall be made at the following addresses:

Lessor: Windchase Enterprises, L.P.
6910 Windchase Drive, Horn Lake, MS 38637

Lessee: BN Hotels, LLC
6910 Windchase Drive, Horn Lake, MS 38637

IN WITNESS WHEREOF, the parties have executed this Memorandum as of the 9th day of MARCH, 2010.

LESSOR:

WINDCHASE ENTERPRISES, L.P.,
a Mississippi limited partnership

By its General Partner:

BN Hotels, LLC,
a Mississippi limited liability company

By: S. B. PATEL
Savitaben B. Patel
Chief Manager

LESSEE:

BN HOTELS, LLC,
a Mississippi limited liability company

By: S. B. PATEL
Savitaben B. Patel
Chief Manager

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF TENNESSEE)
) ss.
COUNTY OF SHELBY)

On this day, before me, a Notary Public duly commissioned, qualified and acting within and for said County and State, appeared in person, Savitaben B. Patel to me well known, who stated that he is the authorized member of **BN Hotels, LLC**, a Mississippi limited liability company, and was duly authorized in his capacity to execute the attached and foregoing instrument for and in the name and behalf of said limited liability company, and further stated and acknowledged that he had so signed, executed and delivered said foregoing instrument for the consideration, uses and purposes therein mentioned and set forth.

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal this 9th day of MARCH, 2010.



NOTARY PUBLIC

My Commission Expires:
11/2/13
[SEAL]

ACKNOWLEDGMENT

STATE OF TENNESSEE)
) ss.
COUNTY OF SHELBY)

PERSONALLY appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named Savitaben B. Patel who acknowledged to me that he is the Chief Manager of BN Hotels, LLC, a Mississippi limited liability company, the General Partner of **Windchase Enterprises, L.P.**, and as such and for and on behalf of said limited liability company did sign, execute and deliver the above and foregoing instrument on the day and year therein mentioned, being first duly authorized to do so.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE this 9th day of MARCH, 2010.



NOTARY PUBLIC

My Commission Expires:
11/2/13
[SEAL]