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DK P BK 144 PG 512
DESOTO COUNTY, MS
M.E. DAVIS, CH CLERK

MEMORANDUM OF LEASE

Prepared By:
Mary Conroy
404 Wyman St, Ste 400
Waltham, MA 02451
(781) 487-7676

Return To: *a*
Mac-Gray Services, Inc
Attn: Commission Dept
404 Wyman St, Ste 400
Waltham, MA 02451

MEMORANDUM OF LEASE

This MEMORANDUM OF LEASE is entered into as of 12/07/10, by and between Hilton Garden Inn, hereinafter referred to as "Lessor), and Mac-Gray Services, Inc. (hereinafter referred to as "Lessee"). Lessor hereby does lease to Lessee, and Lessee does hereby accept the exclusive possession of all common laundry room(s), now existing and hereafter created, and located on the real property and improvements consisting of One Hundred and Seventeen (117) units at 6671 Towne Center Loop which real property improvements are herein referred to as the "property" and legally described in Exhibit "A" attached hereto, and by this reference, incorporated herein as though fully set forth. Lessor warrants and represents that Zero (0) units are plumbed with their own washer and dryer connections.

- 1. Exclusive use and possession of leased premises. Lessor does hereby grant, convey and transfer to Lessee the exclusive use and possession of all common laundry facilities on the property, which facility(ies) is/are presently described as encompassing approximately (100) square feet, for its use as a laundry facility(ies).
2. Term. The term of this Lease is not disclosed herein, but is not less than 1 year nor more than 20 years from the date of the lease.
3. Assignment or Transfer. This Lease shall be binding upon the parties hereto, their respective heirs, personal representatives, successors, assigns or transferees.
4. Lessor and Lessee have entered into an unrecorded Lease containing the provisions included herein and certain additional provisions. The provisions of the unrecorded Lease are incorporated herein by this reference. A copy of the unrecorded Lease is available for persons having a legitimate interest in the property, at the home office of the Lessee located at 404 Wyman Street, Suite 400, Waltham, Massachusetts 02451.

LESSOR: Hilton Garden Inn

HOME OFFICE (REQUIRES NOTARY)
LESSEE: Mac-Gray Services, Inc.
404 Wyman Street, Suite 400
Waltham, MA 02451

By: [Signature]
Its: [Signature]
Witness (sign) [Signature] (print) NOELLE HAN
Witness (sign) [Signature] (print) KATHY DAVIS

By: [Signature] Donald Mills (sign) (print)
Its: [Signature] District Sales Manager
Witness (sign) [Signature] (print) RICO JOHNSON
Witness (sign) [Signature] (print) CHARLES ASHLEY

(MACGRAY/WEB HOME OFFICE USE) 47476 and 45848

STATE OF Massachusetts COUNTY OF Middlesex

On this 11th day of May, 2011, before me, the undersigned notary public, personally appeared Donald Mills, who identified himself/herself by personally known, and acknowledged to me as the District Sales Manager of Mac-Gray Services, Inc., that it is his/her signature on this document and that she/he signed it voluntarily for its stated purpose.

[Signature]
Notary Public

My Commission expires: Sept. 13, 2013



Exhibit A

Being Lot 14, of Southaven Towne Center subdivision, in Section 36, Township 1 South, Range 8 West, City of Southaven, Desoto County, Mississippi, as shown upon the subdivision plat entitled "Revision One, Lots 1 thru 14 and 16 thru 17, Southaven Towne Center, Zone C-4", prepared by Southern State Survey, Inc., dated February 11, 2005, recorded in Plat Book 91, Pages 6-7, in the office of the Chancery Court Clerk of Desoto County, Mississippi and being more particularly described as follows:

Commencing at a one inch iron pipe located at the accepted Southeast corner of said Section 36, thence with the east line of said section 36, North $00^{\circ} 29' 16''$ West distance of 2,662.13 feet to a one inch iron pipe located at the Northeast corner of the SE $\frac{1}{4}$ of said section 36; thence continuing with the east line of said Section 36, North $00^{\circ} 09' 49''$ West, a distance of 189.92 feet to a point; thence North $90^{\circ} 00' 00''$ West, a distance of 2,021.39 feet to an iron pin at the southeast corner of said Lot 14, said point being in the West right-of-way of Towne Center Loop and being the TRUE POINT OF BEGINNING of this described parcel.

Thence South $73^{\circ} 41' 37''$ West, a distance of 41.09 feet to an iron pin;

Thence with said curve to the left, having a radius of 304.00 feet, an arc length of 54.06 feet, a central angle of $10^{\circ} 11' 23''$, and being subtended by a chord which bears North $40^{\circ} 24' 24''$ west, a distance of 53.99 feet to an iron pin;

Thence North $45^{\circ} 29' 53''$ West a distance of 100.33 feet to an iron pin;

Thence with a curve to the right, having a radius of 204.00 feet, an arc length of 48.18 feet, a central angle of $13^{\circ} 31' 54''$, and being subtended by a chord which bears North $38^{\circ} 43' 56''$ East, a distance of 48.07 feet to an iron pin;

Thence with a curve to the right, having a radius of 701.02 feet, an arc length of 602.21 feet, a central angle of $49^{\circ} 13' 13''$, and being subtended by a chord which bears North $07^{\circ} 21' 23''$ West, a distance of 583.87 feet to an iron pin;

Thence with a curve to the right, having a radius of 304.00 feet, an arc length of 385.98 feet, a central angle of $72^{\circ} 44' 46''$, and being subtended by a chord which bears North $53^{\circ} 37' 37''$ West, a distance of 360.57 feet to an iron Pin;

Thence North $90^{\circ} 00' 00''$ East, a distance of 199.81 feet to an iron pin;

Thence South $00^{\circ} 00' 00''$ West, a distance of 9.70 feet to a PK nail in a concrete curb and being in Westerly right of-way of Towne Center Loop(31 foot wide R.O.W.) and being at the beginning of a curve to the left;

Thence with the following calls along the right-of-way of said Towne Center Loop and said curve to the left, having a radius of 400.50, an arc length of 339.93, a central angle of $48^{\circ} 37' 51''$ and being subtended by a chord which bears South $53^{\circ} 59' 51''$ West, a distance of 329.82 feet to a iron pin;

Thence with a curve to the left, having a radius of 600.50 feet, an arc length of 311.09 feet, a central angle of $29^{\circ} 40' 55''$, and being subtended by a chord which bears South $14^{\circ} 50' 27''$ West, a distance of 307.62 feet to a mark on a concrete curb;

Thence South $00^{\circ} 00' 00''$ West, a distance of 50.00 feet to a mark on a concrete curb;

Thence with a curve to the left, having a radius of 600.50 feet, an arc length of 275.52 feet, a central angle of $26^{\circ} 17' 19''$, and being subtended by a chord which bears South $13^{\circ} 08' 39''$ East, a distance of 273.11 feet to an iron pin;

Thence with a curve to the right , having a radius of 699.50 feet, central angle of $09^{\circ}58'56''$, an arc length of 121.87 feet, and being subtended by a chord which bears South $21^{\circ}17'51''$ East, a distance of 121.71 feet to the POINT OF BEGINNING and containing 3.72 acres, or 162,111 square feet, more or less.