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GARY W. OTT

RECORDER, SALT LAKE COUNTY, UTAH

MAC GRAY SERVICES INC

ATTN: COMMISSIONS DEPT

404 WYMAN ST STE 400

WALTHAM MA 02451

BY: LDT, DEPUTY - WI 4 P.

MEMORANDUM OF LEASE

PLEASE RETURN TO:
MAC-GRAY SERVICES, INC
404 WYMAN ST, STE 400
WALTHAM, MA 02451

MEMORANDUM OF LEASE

This MEMORANDUM OF LEASE is entered into as of **March 1, 2010**, by and between **PCCP Park Capitol LLC**, hereinafter referred to as "Lessor"), and **Mac-Gray Services, Inc.**, a Delaware corporation, having its corporate headquarters at **404 Wyman Street, Waltham MA 02451** (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 **135 units at 225 N Main Street, Salt Lake City, UT, 84103**, 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 only **N/A** 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 **250 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.

HOME OFFICE (REQUIRES NOTARY)

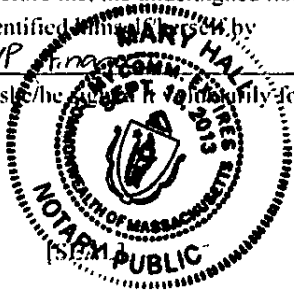
LESSOR: <u>PCCP Park Capitol LLC</u>	LESSEE: <u>Mac-Gray Services, Inc., a Delaware corporation</u>
BY: <u>Todd Irish</u> (Sign) (Print)	BY: <u>Anthony Kiernan</u> (Sign) (Print)
It's: <u>Asset Manager</u>	It's: <u>VP Finance</u>
Witness: <u>Eric Wei</u> (Sign) (Print)	Witness: _____ (Sign) (Print)
Witness: <u>Chad Bungey</u> (Sign) (Print)	Witness: _____ (Sign) (Print)

(Mac-Gray Home Office Only) WBSS

STATE OF Massachusetts COUNTY OF Middlesex

On this 20th day of April, 2010, before me, the undersigned notary public, personally appeared Anthony Kiernan, who identified himself to me by personally known, and acknowledged to me as the VP Finance of Mac-Gray Services, Inc., that it is his/her signature on this document and that s/he signed it voluntarily for its stated purpose.

[Signature]
Notary Public
My Commission expires: Sept. 13, 2013



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of San Francisco }

On 3/5/10 before me, Robin Johnson, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Todd Inzh
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose name~~(s)~~ is/are subscribed to the within instrument and acknowledged to me that ~~he/she/they~~ executed the same in his/~~her/their~~ authorized capacity~~(ies)~~, and that by ~~his/her/their~~ signature~~(s)~~ on the instrument the person~~(s)~~, or the entity upon behalf of which the person~~(s)~~ acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: [Signature]
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Laundry Room Lease Agreement

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____ Signer's Name: _____

Corporate Officer — Title(s): _____ Corporate Officer — Title(s): _____

Individual Partner — Limited General Individual Partner — Limited General

Attorney in Fact Attorney in Fact

Trustee Trustee

Guardian or Conservator Guardian or Conservator

Other: _____ Other: _____

Signer Is Representing: _____ Signer Is Representing: _____

EXHIBIT "A"

A PARCEL OF LAND LOCATED IN THE STATE OF UT, COUNTY OF SALT LAKE, WITH A SITUS ADDRESS OF 225 N MAIN ST, SALT LAKE CITY UT 84103-4627 CURRENTLY OWNED BY SALT LAKE COUNTY HAVING A TAX ASSESSOR NUMBER OF 08-36-436-002-0000 AND BEING THE SAME PROPERTY MORE FULLY DESCRIBED AS COM AT THE SOUTHERN MOST COR LOT 1, BLK 8, PLAT E, SLC SUR: N 23 51'24" W 101 FT; S 49 29'21" E 53.68 FT; S 0 02'13" E 57.5 FT TO BEG. 4469-1357 4469-1360.