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Gary W. Ott  
Recorder, Salt Lake County, UT  
FIRST AMERICAN NCS  
BY: eCASH, DEPUTY - EF 11 P.

PREPARED AND RECORDING REQUESTED BY:

Ross Dress For Less, Inc.

AND WHEN RECORDED MAIL TO:

Ross Dress For Less, Inc.  
5130 Hacienda Drive  
Dublin, CA 94568  
Attn.: Robert McAndrew, Esq.  
Real Estate Law Department

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

## SUBORDINATION, NONDISTURBANCE AND ATTORNMENT AGREEMENT

LOCATION: TAYLORSVILLE, UTAH

Tax ID Nos.: 21-15176-020 and 21-15176-010

This Subordination, Nondisturbance and Attornment Agreement (the "Agreement") is effective as of this 30<sup>th</sup> day of October, 2014, by and between WELLS FARGO BANK, NATIONAL ASSOCIATION (the "Lender"), ROSS DRESS FOR LESS, INC., a Virginia corporation (the "Tenant") and TPP 217 TAYLORSVILLE, a Delaware limited liability company (the "Landlord").

### RECITALS

A. Lender is or will be the holder of indebtedness secured by a lien or liens upon the real property described in Exhibit "A" attached hereto and by this reference incorporated herein. The Exhibit "A" property and improvements thereon is hereinafter referred to as the "Shopping Center." The instruments creating such lien or liens whether they be denominated as being "mortgage," "deed of trust," "deed to secure debt," "security agreement," "vendor's lien," or otherwise, and any instruments modifying or amending the same, or entered into in substitution or replacement thereof, are hereinafter collectively referred to as being the "Mortgage."

B. Tenant's predecessor in interest has executed a certain lease with Landlord, dated for reference purposes on December 20, 2001, for all or a portion of the Shopping Center, which portion (the "Premises") is more particularly set forth in said lease. Said lease and all amendments and modifications thereto are herein collectively referred to as the "Lease."

Store No. 658, "Taylorsville"  
Family Center at Taylorsville  
Taylorsville, UT

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10/24/2014

C. Tenant has requested that Lender agree not to disturb Tenant's possessory rights under the Lease in the event that Lender should foreclose on the Mortgage, provided that Tenant is not in default of the Lease.

D. The parties desire to establish certain rights and obligations with respect to their respective interests by means of this Agreement.

### AGREEMENTS

NOW, THEREFORE, the parties hereto in consideration of the mutual covenants herein contained, and intending to be legally bound by hereby agree as follows:

1. Subject to the terms and conditions of this Agreement, and for so long as this Agreement remains binding upon Lender, the Lease shall be, in accordance with the terms and conditions hereof, subordinate to the lien of the Mortgage and all voluntary and involuntary advances made thereunder.

2. Lender approves of the Lease.

3. Provided that Tenant is not in default so as to permit the Landlord to terminate the Lease or Tenant's right to possession of the Premises, Lender or the purchaser at a foreclosure sale pursuant to any action or proceeding to foreclose the Mortgage, whether judicial or non-judicial, or Lender pursuant to acceptance of a deed in lieu of foreclosure or any assignment of Landlord's interest under the Lease, in the exercise of any of the rights arising, or which may arise, out of the Mortgage or in any other manner: (i) shall not disturb or deprive Tenant in or of its use, quiet enjoyment and possession (or its right to use, quiet enjoyment and possession) of the Premises, or of any part thereof, or any right, benefit or privilege granted to or inuring to the benefit of Tenant under the Lease (including any right of renewal or extension thereof); (ii) shall not terminate or affect the Lease; (iii) shall recognize Tenant's rights, benefits and privileges under the Lease; and, (iv) shall recognize the leasehold estate of Tenant under all of the terms, covenants, and conditions of the Lease for the remaining balance of the term of the Lease with the same force and effect as if Lender were the Landlord under the Lease. Lender hereby covenants that any sale by it of the Shopping Center pursuant to the exercise of any rights and remedies under the Mortgage or otherwise, shall be made subject to the Lease and the rights of Tenant thereunder. However, in no event shall Lender be:

(a) Liable for any act or omission of Landlord arising prior to the date Lender takes possession of Landlord's interest in the Lease or becomes a mortgagee in possession, except to the extent such act or omission is of a continuing nature, such as, for example, a repair obligation;

(b) Liable for any offsets or deficiencies which the Tenant might be entitled to assert against the Landlord arising prior to the date Lender takes possession of Landlord's interest in the Lease or becomes a mortgagee in possession, except to the extent that Lender has received the benefit of the act of the Tenant giving rise to the right of deduction, such as, for example, relief of an obligation that would otherwise have been paid by Lender as Landlord;

(c) Bound by any payment of rent or additional rent made by Tenant to Landlord for more than one month in advance, which payment was not required under the terms of the Lease;

(d) Bound by any amendment or modification of the Lease executed after the date of this Agreement which: (i) increases Landlord's obligations or reduces Tenant's obligations under the Lease; and, (ii) is made without Lender's prior written consent (except to the extent that the Lease may specifically contemplate any amendment or modification thereof).

4. In the event of the termination of the Mortgage by foreclosure, summary proceedings or otherwise, and if Tenant is not in default under the terms and conditions of the Lease so as to permit the Landlord thereunder to terminate the Lease, then, and in any such event, Tenant shall not be made a party in the action or proceeding to terminate the Mortgage unless not to do so would be disadvantageous procedurally to Lender, in which case, such joinder of Tenant as a party shall not extinguish or interfere with any rights of Tenant under the Lease, nor shall Tenant be evicted or moved or its possession or right to possession under the terms of the Lease be disturbed or in any way interfered with, and, subject to the provisions of this Agreement, Tenant will attorn to Lender or any other party which obtains title to the Shopping Center pursuant to any remedy provided for by the Mortgage or otherwise, such attornment to be effective and self-operative without the execution of any other instruments on the part of any party, and the Lease shall continue in full force and effect as a direct Lease from Lender or such party to Tenant under all the terms and provisions of the Lease (including any rights to renew or extend the term thereof). In the event of such attornment, Lender shall be deemed to have assumed and shall assume the performance of all of the affirmative covenants of Landlord occurring under the Lease from and after the time Lender becomes Landlord and until such time as such obligations are assumed by a bona fide purchaser.

5. Tenant hereby confirms that the Lease is in full force and effect.

6. Nothing contained in this Agreement shall be deemed to reduce or abrogate any rights of Tenant to cure any default of the Landlord under the Lease in accordance with and subject to the provisions of the Lease and/or to deduct from rental such amounts which Tenant may be entitled to so deduct under the provisions of the Lease.

7. Unless and until Lender or any subsequent purchaser succeeds to the interest of Landlord under the Lease, Landlord shall continue to perform Landlord's obligations and duties under the Lease.

8. If Landlord executes and delivers to Lender an Assignment of Leases and Rents conveying the rent under the Lease upon an event of default by Landlord under the Mortgage, after receipt of notice from Lender to Tenant (at the address set forth below) that rents under the Lease should be paid to Lender, Tenant shall thereafter pay to Lender all monies thereafter due to Landlord under the Lease. In such event, Tenant shall be entitled to rely solely upon such notice, and Landlord and Lender hereby indemnify and agree to defend and hold Tenant harmless from and against any and all expenses, losses, claims, damages or liabilities arising out of Tenant's compliance with such notice or performance of the obligations under the Lease by Tenant made in good faith in reliance on and pursuant to such notice. Tenant shall be entitled to full credit under the Lease for any rents paid to Lender in accordance with the provisions hereof. Any dispute between Lender (or any other purchaser) and Landlord as to the existence of a default by Landlord under the provisions of the Mortgage, shall be dealt with and adjusted solely between Lender (or any other purchaser) and Landlord, and Tenant shall not be made a party thereto.

9. Lender shall use the proceeds of any insurance recovery or condemnation award for the purposes stated in the Lease.

10. No modification, amendment, waiver or release of any provision of this Agreement or of any right, obligation, claim or cause of action arising thereunder shall be valid or binding for any purpose whatsoever unless in writing and duly executed by the party against which the same is brought to be asserted.

11. This Agreement shall be binding upon and shall inure to the benefit of the parties hereto and their respective heirs, legal representatives, successors and assigns, including without limitation, the covenants of Lender herein shall be specifically binding upon any purchaser of the Shopping Center at foreclosure or at a sale under power of sale.

12. In the event any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal or unenforceable in any respect, said provision(s) shall be void and of no further force or effect.

13. This Agreement shall be governed and construed according to the laws of the state where the Shopping Center is located.

14. Provided that Tenant is not in default under the Lease, Lender shall not institute any litigation naming Tenant as a defendant for the purpose of foreclosing or otherwise terminating Tenant's leasehold interest in the Shopping Center or the Premises unless Tenant is required to be named in such litigation by law, and then only for the purpose of complying with the applicable foreclosure statute and so long as Tenant's failure to defend against any such action shall not result in a waiver of its rights to continued possession under the Lease as set forth in this Agreement. The term "Lender" as used herein shall include any successor-in-interest to the Lender (including a purchaser at foreclosure or sale in lieu thereof).

15. To be effective, any notice or other communication given pursuant to this Agreement must be in writing and sent postage paid by United States registered or certified mail with return receipt requested. Rejection or other refusal to accept, or inability to deliver because of changed address of which no notice has been given, will constitute receipt of the notice or other communication. For purposes hereof, Lender's address is:

Wells Fargo Bank, National Association  
Commercial Real Estate (AU #001145)  
5400 LBJ Freeway, Suite 1000  
Dallas, TX 75240  
Attn.: James Chuckray  
Loan #: 1012825

with a copy to:

Wells Fargo Bank, National Association  
Minneapolis Loan Center  
608 Second Avenue South, 11<sup>th</sup> Floor  
Minneapolis, MN 55402-1916  
Attn.: \_\_\_\_\_

and Tenant's address is:

Ross Dress For Less, Inc.  
5130 Hacienda Drive  
Dublin, CA 94568  
Attn.: Real Estate Legal Notice Department

and Landlord's address is:

TPP 217 Taylorsville, LLC  
c/o TriGate Capital, LLC  
750 N. St. Paul., Suite 900  
Dallas, TX 75201  
Attn.: Jason Obenhaus

At any time(s), each party may change its address for the purposes hereof by giving the other party a change of address notice in the manner stated above.

16. This Agreement (a) contains the entire understanding of Lender and Tenant regarding matters dealt with herein (any prior written or oral agreements between them as to such matters being superseded hereby), (b) can be modified or waived in whole or in part only by a written instrument signed on behalf of the party against whom enforcement of the modification or waiver is sought, and (c) will bind and inure to the benefit of the parties hereto and their respective successors and assigns.

17. In the event of any litigation arising out of the enforcement or interpretation of any of the provisions of this Agreement, the unsuccessful party shall pay to the prevailing party its reasonable attorneys' fees, including costs of suit, discovery and appeal. The "prevailing party" shall be that party who obtains substantially the relief sought in the action.

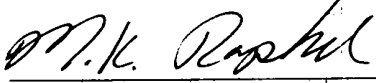
18. In the event the Lease is terminated as a result of Landlord's bankruptcy or reorganization, whereby Lender obtains fee title to the Shopping Center (or in the case Lender is the ground lessor, retains fee title without the encumbrance of the ground lease), Lender agrees that the Lease shall remain in effect as between Lender (as Landlord) and Tenant, subject to the terms of this Agreement, and, upon Tenant's written request, Lender and Tenant agree to execute a reinstatement agreement documenting that the Lease has been reinstated as between Lender (as Landlord) and Tenant and that the terms and conditions thereof shall be as stated in the Lease, subject to the provisions of this Agreement.

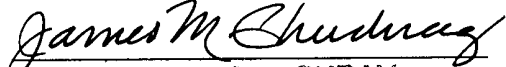
19. So long as the Mortgage remains in force and effect, in the event that Tenant delivers to Landlord a notice of Landlord's default under the Lease, Tenant shall concurrently send a copy of such notice to Lender at the address and in the manner set forth in paragraph 15. Thereafter, Lender shall have the right, but not the obligation, to cure any Landlord default within the same period that Landlord is entitled to cure a default under the Lease.

IN WITNESS WHEREOF, the parties have caused this instrument to be executed as of the day and year first written above.

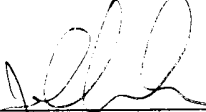
**TENANT:**  
**ROSS DRESS FOR LESS, INC.,**  
**a Virginia corporation**

**LENDER:**  
**WELLS FARGO BANK, NATIONAL**  
**ASSOCIATION**

By:   
M.K. Raphel  
Its: Regional Vice President, Real Estate

By:   
Name: JAMES M. CHUCKRAY  
Its: SENIOR VICE PRESIDENT

**LANDLORD:**  
**TPP 217 TAYLORSVILLE, LLC,**  
**a Delaware limited liability company**

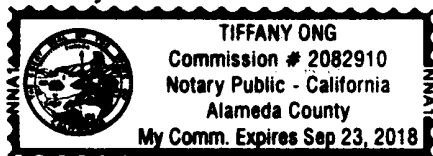
By:   
Jason Obenhaus  
Its: Vice President

State of California )  
 )  
County of Alameda )

On October 30, 2014 before me, Tiffany Ong, a Notary Public, personally appeared M.K. Raphael, 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.



Tiffany Ong  
Notary Public

State of Texas )  
 )  
County of Dallas )

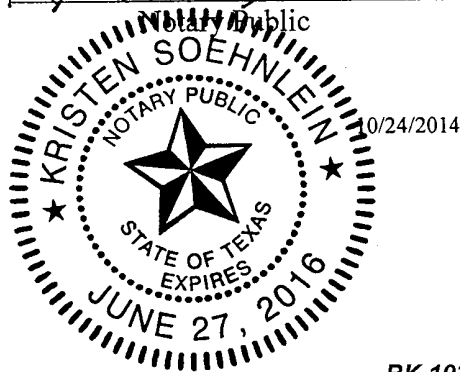
On November 13, 2014 before me, Kristen Soehnlein, a Notary Public, personally appeared James Chuckray, personally known to me, or proved to me on the basis of satisfactory evidence, to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed 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.

WITNESS my hand and official seal.

Kristen Soehnlein  
Notary Public

Store No. 658, "Taylorsville"  
Family Center at Taylorsville  
Taylorsville, UT

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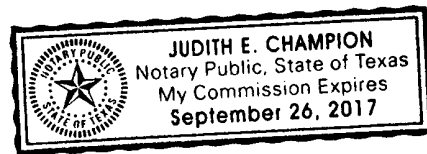


State of Texas )  
 )  
County of Dallas )

On Nov. 3, 2014 before me, Judith E. Champion, a Notary Public, personally appeared Jason Oberhaus, personally known to me, or 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.

WITNESS my hand and official seal.

Judith E. Champion  
Notary Public



**EXHIBIT A**  
**LEGAL DESCRIPTION OF SHOPPING CENTER**

ID Number: 21-15176-020

Property description:

FAMILY CENTER • MIDVALLEY - (South Phase)

BEGINNING AT A POINT ON THE WEST RIGHT-OF-WAY LINE OF REDWOOD ROAD, SAID POINT BEING NORTH 00°02'55" WEST 247.50 FEET ALONG CENTER OF SECTION LINE AND SOUTH 89°56'25" WEST 53.00 FEET FROM THE CENTER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 00°02'55" WEST 995.739 FEET ALONG SAID WEST RIGHT-OF-WAY LINE OF REDWOOD ROAD; THENCE SOUTH 89°55'04" WEST 1123.00 FEET ALONG THE SOUTH RIGHT-OF-WAY LINE OF 5600 SOUTH STREET; THENCE SOUTH 00°02'55" EAST 474.57 FEET ALONG THE EAST RIGHT-OF-WAY LINE OF 1900 WEST STREET; THENCE SOUTH 89°57'05" WEST 45.00 FEET; THENCE SOUTH 00°02'55" EAST 338.236 FEET; THENCE SOUTH 89°56'25" WEST 477.25 FEET; THENCE SOUTH 00°02'55" EAST 430.00 FEET TO THE CENTER OF SECTION LINE OF SAID SECTION 15; THENCE SOUTH 89°56'25" WEST 40.82 FEET ALONG SAID CENTERLINE OF SECTION TO THE NORTHERLY RIGHT-OF-WAY LINE OF THE I-215 FREEWAY; THENCE SOUTH 67°15'40" EAST 138.90 FEET ALONG SAID I-215 RIGHT-OF-WAY LINE; THENCE SOUTH 76°43'15" EAST 375.07 FEET CONTINUING ALONG SAID I-215 RIGHT-OF-WAY LINE; THENCE SOUTHEASTERLY 326.07 FEET CONTINUING ALONG SAID I-215 RIGHT-OF-WAY LINE AND A 1045.92 FOOT RADIUS CURVE TO THE LEFT; THENCE NORTH 84°06'21" EAST 873.31 FEET CONTINUING ALONG SAID I-215 RIGHT-OF-WAY LINE TO SAID WEST RIGHT-OF-WAY LINE OF REDWOOD ROAD; THENCE NORTH 00°02'55" WEST 316.62 FEET TO THE POINT OF BEGINNING.

CONTAINS: 41.8801 ACRES AS DESCRIBED

ID Number: 21-15176-010

DESCRIPTION: *NORTH (EAST PART)*

BEGINNING AT A POINT ON THE SOUTH LINE OF 5400 SOUTH STREET, SAID POINT BEING SOUTH 89 DEGREES 53' 41" WEST 660.00 FEET AND SOUTH 00 DEGREES 02' 55" EAST 39.017 FEET FROM THE NORTH QUARTER CORNER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 00 DEGREES 02' 55" EAST 620.983 FEET; THENCE NORTH 89 DEGREES 53' 41" EAST 406.50 FEET; THENCE SOUTH 00 DEGREES 02' 55" EAST 114.00 FEET; THENCE NORTH 89 DEGREES 53' 41" EAST 200.50 FEET TO THE WEST LINE OF REDWOOD ROAD; THENCE SOUTH 00 DEGREES 02' 55" EAST 553.239 FEET ALONG THE WEST LINE OF REDWOOD ROAD TO THE NORTH LINE OF 5600 SOUTH STREET; THENCE SOUTH 89 DEGREES 55' 04" WEST 1123.00 FEET ALONG THE NORTH LINE OF 5600 SOUTH STREET TO THE EAST LINE OF 1900 WEST STREET; THENCE ALONG THE EAST LINE OF 1900 WEST STREET THE NEXT 6 COURSES AND DISTANCES, NORTH 00 DEGREES 02' 55" WEST 327.38 FEET; THENCE NORTHEASTERLY 163.04 FEET A LONG THE ARC OF A 500.00 FOOT RADIUS CURVE TO THE RIGHT. (CHORD BEARS NORTH 09 DEGREES 17' 35" EAST 162.32 FEET); THENCE NORTHEASTERLY 184.19 FEET ALONG THE ARC OF A 566.00 FOOT RADIUS CURVE TO THE LEFT. (CHORD BEARS NORTH 09 DEGREES 18' 43" EAST 183.38 FEET); THENCE NORTH 00 DEGREES 00' 39" WEST 480.36 FEET; THENCE NORTH 04 DEGREES 04' 27" EAST 70.18 FEET; THENCE NORTH 00 DEGREES 00' 39" WEST 55.95 FEET TO THE SOUTH LINE OF 5400 SOUTH STREET; THENCE ALONG THE SOUTH LINE OF 5400 SOUTH STREET THE NEXT 3 COURSES AND DISTANCES, NORTHEASTERLY 253.94 FEET ALONG THE ARC OF AN 11,512.18 FOOT RADIUS CURVE TO THE LEFT. (CHORD BEARS NORTH 88 DEGREES 31' 36" EAST 253.94 FEET); THENCE NORTH 87 DEGREES 53' 41" EAST 173.03 FEET; THENCE NORTHEASTERLY 27,649 FEET ALONG THE ARC OF AN 11,406.16 FOOT RADIUS CURVE TO THE RIGHT. (CHORD BEARS NORTH 87 DEGREES 57' 51" EAST 27,648 FEET), TO THE POINT OF BEGINNING.

CONTAINS: 998,062 SQUARE FEET, 22,9124 ACRES.