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GARY W. OTT  
RECORDER, SALT LAKE COUNTY, UTAH  
MAC GRAY SERVICES INC  
ATTN: COMMISSIONS DEPT  
404 WYMAN ST #400  
WALTHAM MA 02451  
BY: DCD, DEPUTY - MA 3 P.

MEMORANDUM OF LEASE

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

MEMORANDUM OF LEASE

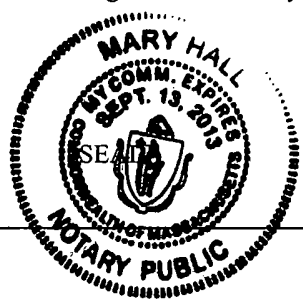
This MEMORANDUM OF LEASE is entered into as of January 26, 2012, by and between Aspen Hills Apartments LTD , hereinafter referred to as "Lessor"), and Mac-Gray Services, Inc., a Delaware corporation, having its corporate headquarters at 404 Wyman Street, Waltham MA 02451 (hereinafter referred to as "Lessee"). 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 162 units at 3983 S 900 E Salt Lake City, Ut. 84124, 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 160 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 500 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: Aspen Hills Apartments LTD LESSEE: Mac-Gray Services, Inc., a Delaware corporation
BY: [Signatures] Garry Cree (Print) BY: [Signatures] ANTHONY KIERAN (Print)
It's: Senior Property Manager It's: VP Finance
Witness: [Signatures] Carol Tolman (Print) Witness: [Signatures] Janeen M. [Signatures] Janeen M. (Print)
Witness: [Signatures] Brooke Bosworth (Print) Witness: [Signatures] Amanda Cappiello (Print)
(MacGray Home Office Only) 62638 cd 10677

STATE OF Massachusetts COUNTY OF Middlesex
On this 21st day of March, 2012, before me, the undersigned notary public, personally appeared Anthony Kiernan, who identified himself/herself 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 she/he signed it voluntarily for its stated purpose.
[Signature] Notary Public
My Commission expires: Sept. 13, 2013



## EXHIBIT A

Beg S 0° 05' 44" W. 298.48 ft fr NW cor of Lot 9, Blk 4, Ten Acre Plat A, Big Field Sur; S 43° 35' E 511.63 ft; N 50° 59' 17" E 1.29 ft; S 43° 20' 30" E 101.74 ft; S 48° 34' E 445.21 ft; S 0° 08' W 108.92 ft; N 89° 56' 24" W 758.5 ft; N 0° 05' 44" E 846.53 ft to beg. 8.05 nAc.

4815-1401, 5426-1438, 5477-455, 5486-2498, 2488, 5494-1210

5531-150

5598-1488

5627-1825