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JA



W2330210

**PREPARED BY AND RETURN
TO AFTER RECORDING:**
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EH 2330210 PG 1 OF 4
ERNEST D ROWLEY, WEBER COUNTY RECORDER
26-MAR-08 841 AM FEE \$19.00 DEP SPY
REC FOR: HARTMAN SIMONS SPIELMAN & WOOD

(above space for recording only)

MEMORANDUM OF LEASE

Notice is hereby given that **Riverdale Center IV, L.C.**, a Utah limited liability company ("Landlord") having an address of Riverdale Center IV, L.C. c/o The Boyner Company, 90 South 400 West, Suite 200, Salt Lake City, Utah 84101, and **Ulta Salon, Cosmetics & Fragrance, Inc.**, a Delaware corporation ("Tenant") having an address of Windham Lakes Business Park, 1135 Arbor Drive, Romeoville, Illinois 60446, have entered into a Shopping Center Lease (the "Lease"), dated March 3rd, 2008, pertaining to certain premises located within the real property described in Exhibit A attached hereto (the "Shopping Center"), known as Store No. 371. The initial term of such Lease is **ten (10) years**, and Tenant has the option to extend such term for up to **three (3) renewal periods of five (5) years** each. Among other things, the Lease grants to Tenant the right along with Landlord and other tenants in the Shopping Center to use the Common Area of the Shopping Center, including without limitation roads, driveways, sidewalks and parking areas, grants certain rights with respect to Landlord's pylon sign structures, and, prohibits other tenants from engaging in (i) the retail sale of cosmetics, fragrances, health and beauty products, hair care products and accessories; personal care appliances; skin care products, and body care products; (ii) the operation of a full service beauty salon with spa services; and (iii) the sale of related goods and services, all as detailed more fully in the Lease.

(Remainder of Page Intentionally Left Blank)

TENANT:

Ulta Salon, Cosmetics & Fragrance, Inc.,
a Delaware corporation

By: Alex J. Lelli, Jr.
Alex J. Lelli, Jr.
Senior Vice President,
Growth and Development HWTZ

STATE OF ILLINOIS)
) ss
COUNTY OF WILL)

On this 25th day of February, 2008, before me, the undersigned officer, personally appeared Alex J. Lelli, Jr., who acknowledged himself to be the Senior Vice President Growth and Development of Ulta Salon, Cosmetics & Fragrance, Inc., a Delaware corporation, and that he, as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing such instrument in such capacity.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Shirley Walker
Notary Public

My Commission Expires:

8-4-09

[NOTARY SEAL]



EXHIBIT A

Legal Description

A tract of land situated in Weber County, State of Utah, more particularly described as follows:

All of Lot 1, **RIVERDALE CENTER IV SUBDIVISION**, according to the official plat thereof, filed on February 1, 2007, as Entry No. 2239519, in Book "65" of Plats at Page 47 of the Official Records of the Weber County Recorder.

RIVERDALE CENTER IV, L.C. PROPERTY

The land situated in Weber County, State of Utah, more particularly described as follows:

All of Lots 2, 3 and 4, **RIVERDALE CENTER IV SUBDIVISION**, according to the official plat thereof, filed on February 1, 2007, as Entry No. 2239519, in Book "65" of Plats at Page 47 of the Official Records of the Weber County Recorder.

Tax Parcel Numbers:

- 06-305-0001 ✓ gm
- 06-305-0002 ✓ gm
- 06-305-0003 ✓ gm
- 06-305-0004 ✓ gm