

4-8

MEMORANDUM OF OPTION TO LEASE

This Memorandum of Option to Lease is made as of this 6th day of March, 2017 by and between Tradepoint Atlantic, LLC, a Delaware limited liability company ("Tradepoint") and Under Armour Inc., a Maryland corporation ("Under Armour").

WHEREAS, pursuant to a certain Lot 2 Option to Lease dated as of March 6, 2017 (the "Option Agreement") Tradepoint granted to Under Armour an option to lease the land described in Exhibit A attached hereto and incorporated herein by reference (the "Property"), upon, subject to and in accordance with the terms, covenants and conditions set forth in the Option Agreement; and

WHEREAS, Under Armour and Tradepoint have executed this Memorandum of Option to lease in for the purpose of submitting it to be recorded among the Land Records of Baltimore County, Maryland.

NOW, THEREFORE, WITNESSETH for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto state as follows with respect to the Option Agreement.

1. Names of Parties:

Optionor: Tradepoint Atlantic, LLC

Optionee: Under Armour, Inc.

2. Address of the Parties set forth in the Option Agreement:

Tradepoint's Address:

1600 Sparrows Point Boulevard
Baltimore, Maryland 21219

Under Armour's Address:

2601 Port Covington Drive
Baltimore, Maryland 21230

3. Reference to Option Agreement. The Option Agreement was executed by and between Tradepoint and Under Armour and dated as of March 6, 2017.

4. Description of the Option Property:

LR - Lease (No-Taxes)
Recording Fee 20.00
Name: tradepoint
atlantic
Ref:
LR - Lease (No-Taxes)
Surcharge 40.00
=====
SubTotal: 60.00
=====
Total: 755.00
03/08/2017 01:53
CC03-CR
#7930990 CC0301 -
Baltimore
County/CC03.01.03 -
Register 03

Return to



100 Painters Mill Road, Suite 200
Owings Mills, Maryland 21117

BALTIMORE COUNTY CIRCUIT COURT (Land Records) JLE 38717, p. 0244, MSA_CE62_38574. Date available 03/17/2017. Printed 05/12/2017.

All of the land located in Baltimore County, Maryland and more particularly described in Exhibit A attached hereto and incorporated herein by reference.

5. Effective date of the Option Agreement. March 6, 2017.
6. Commencement Date of Option Exercise Rights. November 1, 2017
7. Expiration Date of Option Exercise Rights: October 31, 2019.
8. Post-Expiration Date:

After the expiration of the Option Exercise Rights, if Under Armour has not exercised the option, then the Option Agreement shall automatically expire and be of no further force or effect. At the written request of Tradepoint, Under Armour shall execute a release of the Option Agreement.

This Memorandum of Option is not intended to set out any of the terms or provisions of the Option Agreement in their entirety, but it is intended to be sufficient to put third parties on notice of the existence of such option.

[Remainder of page intentionally left blank. Signature page follows.]

IN WITNESS WHEREOF, the parties have executed this Memorandum of Option to Lease as of the day herein first above written.

TRADEPOINT:

Tradepoint Atlantic, LLC

WITNESS

By:  (SEAL)

Name: Kerry Doyle

Title: Vice President

Date: 3/3/17

UNDER ARMOUR, INC.

Under Armour, Inc.

WITNESS

By: _____ (SEAL)

Name: Neil Jurgens

Title: Senior Vice President, Global Real Estate

Date: _____

IN WITNESS WHEREOF, the parties have executed this Memorandum of Option to Lease as of the day herein first above written.

TRADEPOINT:

Tradepoint Atlantic, LLC

WITNESS

By: _____(SEAL)

Name: Kerry Doyle


Title: Vice President

Date: _____

UNDER ARMOUR, INC.

Under Armour, Inc.

WITNESS

 _____

By:  _____(SEAL)

Name: Neil Jurgens

Title: Senior Vice President, Global Real Estate

Date: 3/3/17

STATE OF MARYLAND, CITY OF BALTIMORE:

TO WIT, on this 3rd day of March, 2017, before me, a Notary Public, the undersigned officer, personally appeared Kerry Doyle who acknowledged himself to be the Vice President of Tradepoint Atlantic, LLC, and that he, as such Vice President, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of Tradepoint Atlantic, LLC, a Delaware limited liability company, by himself as Vice President.

IN WITNESS WHEREOF, I hereunto set my hand and Official Seal.

Deresa A. Downs
Notary Public

My Commission Expires: 1/27/2021

STATE OF MARYLAND, CITY OF BALTIMORE:

TO WIT, on this _____ day of _____, 2017, before me, a Notary Public, the undersigned officer, personally appeared Neil Jurgens who acknowledged himself/herself to be the Senior Vice President, Global Real Estate of Under Armour, Inc., and that he, as such Senior Vice President, Global Real Estate, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of Under Armour, Inc., a Maryland corporation, by himself as Senior Vice President, Global Real Estate.

IN WITNESS WHEREOF, I hereunto set my hand and Official Seal.

Notary Public

My Commission Expires: _____

BALTIMORE COUNTY CIRCUIT COURT (Land Records) JLE 38717, p. 0248, MSA_CE62_38574. Date available 03/17/2017. Printed 05/12/2017.

STATE OF MARYLAND, CITY OF BALTIMORE:

TO WIT, on this _____ day of _____, 2017, before me, a Notary Public, the undersigned officer, personally appeared Kerry Doyle who acknowledged himself to be the Vice President of Tradepoint Atlantic, LLC, and that he, as such Vice President, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of Tradepoint Atlantic, LLC, a Delaware limited liability company, by himself as Vice President.

IN WITNESS WHEREOF, I hereunto set my hand and Official Seal.

Notary Public

My Commission Expires: _____

STATE OF MARYLAND, CITY OF BALTIMORE:

TO WIT, on this 3rd day of March, 2017, before me, a Notary Public, the undersigned officer, personally appeared Neil Jurgens who acknowledged himself/herself to be the Senior Vice President, Global Real Estate of Under Armour, Inc., and that he, as such Senior Vice President, Global Real Estate, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of Under Armour, Inc., a Maryland corporation, by himself as Senior Vice President, Global Real Estate.

IN WITNESS WHEREOF, I hereunto set my hand and Official Seal.




Notary Public

My Commission Expires: 12-28-2018

Michele F. Cherry
Notary Public, State of Maryland
Baltimore County
Commission Expires 12-28-2018

ATTORNEY CERTIFICATION

This is to certify that this instrument was prepared under the supervision of the undersigned, an attorney duly admitted to practice before the Court of Appeals of Maryland.

Name: 
Kimberly J. Min, Esq.

Return to:



100 Painters Mill Road, Suite 200
Owings Mills, Maryland 21117

410-653-3400 • Fax: 410-653-3621 • www.residentialtitle.com



CONTROL POINT ASSOCIATES, INC.

traditional methods | modern approaches

New Britain Corporate Center
1600 Manor Drive, Suite 210
Chalfont, PA 18914
Tel: 215.712.9800
www.cpasurvey.com

September 16, 2016
Revised October 14, 2016
B02-160385-00

METES AND BOUNDS DESCRIPTION
PHASE II LEASE AREA
TRADEPOINT ATLANTIC
PART OF TAX MAP 111, GRID 14, PARCEL 318
LANDS NOW OR FORMERLY SPARROWS POINT TERMINAL, LLC
SPARROWS POINT, BALTIMORE COUNTY
STATE OF MARYLAND

BEGINNING AT A POINT BEING AT MARYLAND STATE PLANE COORDINATES OF NORTH: 570339.78, EAST: 1461887.25, AND FROM SAID POINT OF BEGINNING RUNNING, THENCE:

1. SOUTH 84 DEGREES 31 MINUTES 07 SECONDS WEST, A DISTANCE OF 1086.00 FEET TO A POINT, THENCE;
2. NORTH 05 DEGREES 28 MINUTES 53 SECONDS WEST, A DISTANCE OF 682.00 FEET TO A POINT, THENCE;
3. NORTH 84 DEGREES 31 MINUTES 07 SECONDS EAST, A DISTANCE OF 1086.00 FEET TO A POINT, THENCE;
4. SOUTH 05 DEGREES 28 MINUTES 53 SECONDS EAST, A DISTANCE OF 682.00 FEET TO THE POINT AND PLACE OF BEGINNING.

CONTAINING 740,652 SQUARE FEET OR 17.00 ACRES

THIS DESCRIPTION WAS WRITTEN BASED UPON AN EXHIBIT ENTITLED "TRADEPOINT ATLANTIC, TRADEPOINT AVENUE, BALTIMORE, BALTIMORE COUNTY, MARYLAND, ST. JOHN'S SITE PLAN EXHIBIT 'A'", PREPARED BY BOHLER ENGINEERING DATED 9/29/2016, PROJECT NO. MD162066, DATED 10/12/2016.

CONTROL POINT ASSOCIATES, INC.

10/14/2016

JAMES D. SENS, P.L.S. DATE
STATE OF MARYLAND
PROFESSIONAL LAND SURVEYOR # 21572

S:\16\02-160385-BE1-MD-TradePoint-SparrowPoint-MD\M&B\M&B_Phase Lease Area.doc

Return to



RESIDENTIAL TITLE & ESCROW COMPANY

100 Painters Mill Road, Suite 200
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Corporate Headquarters
35 Technology Drive, Warren, NJ 07059
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Professional Land Surveying, Geospatial and Consulting Services

BALTIMORE COUNTY CIRCUIT COURT (Land Records) JLE 38717, p. 0251, MSA_CE62_38574. Date available 03/17/2017. Printed 05/12/2017.

State of Maryland Land Instrument Intake Sheet
Baltimore City County: BALTIMORE
Information provided is for the use of the Clerk's Office, State Department of Assessments and Taxation, and County Finance Office Only.

Space Reserved for Circuit Court Clerk Recording Validation

1 Type(s) of Instruments
2 Conveyance Type Check Box
3 Tax Exemptions (if applicable)
Cite or Explain Authority

4 Consideration and Tax Calculations
Consideration Amount
Finance Office Use Only
Transfer and Recordation Tax Consideration

5 Fees
Amount of Fees
Doc. 1
Doc. 2
Agent:
Tax Bill:
C.B. Credit:
Ag. Tax/Other:

6 Description of Property
SDAT requires submission of all applicable information.
A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(i).

7 Transferred From
Doc. 1 - Grantor(s) Name(s)
Doc. 2 - Grantor(s) Name(s)

8 Transferred To
Doc. 1 - Grantee(s) Name(s)
Doc. 2 - Grantee(s) Name(s)
New Owner's (Grantee) Mailing Address

9 Other Names to Be Indexed
Doc. 1 - Additional Names to be Indexed (Optional)
Doc. 2 - Additional Names to be Indexed (Optional)

10 Contact/Mail Information
Instrument Submitted By or Contact Person
Name: SHAWN A GOLDFADEN
Firm RESIDENTIAL TITLE & ESCROW COMPANY
Address: 100 PAINTERS MILL ROAD, STE. 200, OWINGS MILLS, MD 21117
Phone: (410) 653-3400

11 Assessment Information
IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER
Will the property being conveyed be the grantee's principal residence?
Does transfer include personal property? If yes, identify:
Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).

Assessment Use Only - Do Not Write Below This Line
Terminal Verification
Agricultural Verification
Whole Part Tran. Process Verification
Transfer Number
Date Received:
Deed Reference:
Assigned Property No.:

Space Reserved for County Validation

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