

and through the Secretary of the Army, as landlord.

3. The Term of the Lease shall commence on December 15, 1994, and, unless sooner terminated, shall end on December 14, 2049.

4. Landlord hereby grants to Tenant the exclusive right and option to purchase the Property at the price and under the terms and conditions set forth in the Lease. Unless sooner terminated, said option shall expire on December 14, 2004.

5. This Memorandum is prepared for the purposes of recordation and it in no way modifies the provisions of the Lease. The Lease is unrecorded.

Dated: 1/20/95

PACKARD BELL ELECTRONICS, INC.,
a Delaware corporation

By: Jeff Schmitt

By: N/A

CITY OF SACRAMENTO,
a municipal corporation

By: *[Signature]*
Deputy City Manager

ATTEST:

By: *[Signature]*
City Clerk

APPROVED AS TO FORM:

By: *[Signature]*
City Attorney

State of California }
County of Sacramento }

On _____ before me, _____, personally
appeared _____ 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.

Signature _____ (Seal)

State of California }
County of Sacramento }

On _____ before me, _____, personally
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person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

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County of Sacramento }

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person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

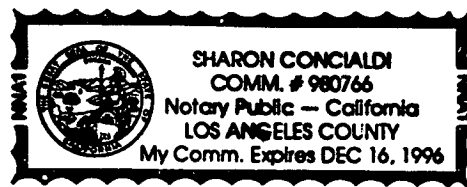
Signature _____ (Seal)

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

No. 5907

State of CaliforniaCounty of Los AngelesOn January 10, 1995 before me, Sharon Concialdi, Notary Public,
DATE NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"personally appeared Jeff Scheinrock,
NAME(S) OF SIGNER(S)

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 ac-
knowledged 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.

Sharon Concialdi
SIGNATURE OF NOTARY

OPTIONAL

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

CAPACITY CLAIMED BY SIGNER

INDIVIDUAL
 CORPORATE OFFICER
Vice Chairman
 TITLE(S)

PARTNER(S) LIMITED
 GENERAL

ATTORNEY-IN-FACT
 TRUSTEE(S)
 GUARDIAN/CONSERVATOR
 OTHER: _____

SIGNER IS REPRESENTING:
 NAME OF PERSON(S) OR ENTITY(IES)
Packard Bell Electronics

DESCRIPTION OF ATTACHED DOCUMENT

Memorandum of Lease and
 Abstract of Option

TITLE OR TYPE OF DOCUMENT

3

NUMBER OF PAGES

January 10, 1995

DATE OF DOCUMENT

*City Manager, City Clerk,
 City Attorney - Sacramento*
 SIGNER(S) OTHER THAN NAMED ABOVE