

Exhibit D

Recorded at the request of:
Contra Costa County

Return to:
Attn: Julin Perez / Lisa Zaragoza
Contra Costa County
Public Works Department
2355 Glacier Drive
Martinez, CA 94553

Assessor's Parcel No. 112-280-002

MEMORANDUM OF LEASE

This Memorandum of Lease is dated _____, 2017, and is between RIO Property I, LLC, a California limited liability company (Landlord), and the County of Contra Costa, a political subdivision of the State of California (Tenant).

On _____, 2017, Landlord and Tenant entered into a written lease (Lease) by which Tenant agreed to lease a portion of the building commonly known as 2380 Bisso Lane, Suite A, Concord, California from Landlord. The portion of the building being leased consists of approximately 25,315 square feet of floor space, and with the non-exclusive use of 105 parking stalls. The real property where the building is located (Property) is legally described in Exhibit A attached.

The Lease is for a period of is twelve years, commencing on the Commencement Date, as defined in the Work Letter. Tenant has an option to extend the Lease for an additional ten years on certain conditions.

This Memorandum of Lease does not constitute the Lease and is only an abbreviated form containing a summary of only a few of the terms. In the event that there is any inconsistency between this Memorandum of Lease and the Lease, the terms of the Lease prevail over the terms of this Memorandum of Lease.

RIO Properties I, LLC

Dated _____

By _____
Christopher L. Paulson
Authorized Member

By _____
Peter S. Paulson
Authorized Member

County of Contra Costa

Dated _____

By _____
Julia R. Bueren
Director of Public Work

[Attach Notary Forms]

EXHIBIT A

LEGAL DESCRIPTION

REAL PROPERTY in the City of Concord, County of Contra Costa, State of California, described as follows:

Parcel A as shown on Parcel Map MSC 17-76, filed April 16, 1976 in Book 44 of Parcel Maps, Page 20, Contra Costa County Records.

EXCEPTING THEREFROM:

An undivided one-half (1/2) interest in and to all oil, gas, casinghead gasoline and hydrocarbons and minerals substances below a point 500 feet below the surface of said real property, together with the right to take, remove, mine and dispose of said oil, gas, casinghead gasoline and other hydrocarbons and minerals, as reserved by George Bisso, et al, in Deed recorded September 1, 1971 in Book 6468 of Official Records at Page 805.

A.P.No.: 112-280-002