

**RECORDED AT THE REQUEST OF AND  
WHEN RECORDED PLEASE MAIL TO:**

Pepperdine University  
Real Estate Operations - TAC 100  
24255 Pacific Coast Highway  
Malibu, CA 90263-4109

TRANSFER TAX PAID  
ON CONCURRENT DEED

APN: \_\_\_\_\_

**MEMORANDUM OF CONDOMINIUM GROUND LEASE (SHORT FORM)**

This Memorandum of Lease is made as of \_\_\_\_\_, by and between PEPPERDINE UNIVERSITY, a California non-profit corporation (hereinafter called "Lessor") and \_\_\_\_\_  
\_\_\_\_\_ (hereinafter called "Lessee").

The Lessor and Lessee have entered into a certain unrecorded Condominium Ground Lease, dated as of the date hereof (the "Condominium Ground Lease"), whereby Lessor has leased to Lessee and Lessee has leased from Lessor, certain real property located in Malibu district of the unincorporated area of the County of Los Angeles, State of California more fully described in Exhibit "A" attached hereto (the "Premises"). Said lease was entered into in conjunction with Lessee's purchase of a condominium known as Unit \_\_\_\_\_ of Condominium Plan recorded May 29, 1992, as Instrument No. 92-974221, and Instrument No. 92-1037339, recorded June 8, 1992.

The Condominium Ground Lease is for a term commencing on the date hereof and ending on June 30, 2080, unless sooner terminated as provided in the Condominium Ground Lease, and is made upon and subject to all the terms and conditions set forth in that unrecorded Condominium Ground Lease.

The purpose of this Memorandum of Condominium Ground Lease (Short Form) is to give notice of the existence of the tenancy created hereby and by the unrecorded Condominium Ground Lease. Said documents constitute the agreement between the parties hereto, and are binding on their heirs, assigns, and successors in interest in the Premises.

IN WITNESS WHEREOF, Lessor and Lessee have executed this Memorandum of Lease as of the day and year first above written.

LESSOR:

PEPPERDINE UNIVERSITY, a  
California non-profit corporation

By: \_\_\_\_\_

Director of Real Estate

By: \_\_\_\_\_

Senior Vice President and

Chief Investment Officer

LESSEE:

By: \_\_\_\_\_

Print Name: \_\_\_\_\_

By: \_\_\_\_\_

Print Name: \_\_\_\_\_

**CERTIFICATE OF ACKNOWLEDGEMENT OF NOTARY PUBLIC**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA  
COUNTY OF

} SS:

On \_\_\_\_\_, before me, \_\_\_\_\_,  
a Notary Public, personally appeared \_\_\_\_\_

\_\_\_\_\_ who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

\_\_\_\_\_  
Signature

**CERTIFICATE OF ACKNOWLEDGEMENT OF NOTARY PUBLIC**

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WITNESS my hand and official seal.

\_\_\_\_\_  
Signature