

**RECORD AND RETURN TO:**

**OPA #:**

**MEMORANDUM OF LEASE**

On \_\_\_\_\_, 2023, effective \_\_\_\_\_, 2023, a ground lease (the "Ground Lease") was entered into between the Ministers, Trustees, Elders and Deacons of the German Reformed Congregation in the City of Philadelphia in the Province of Pennsylvania, a Pennsylvania nonprofit corporation, and Old First House LP, a Pennsylvania limited partnership.

This memorandum of that Lease is presented for recording:

1. Name of Lessor/Landlord: Ministers, Trustees, Elders and Deacons of the German Reformed Congregation in the City of Philadelphia in the Province of Pennsylvania
2. Name of Lessee/Tenant: Old First House LP
3. Lessor's/Landlord's Address: 151 N. 4th Street, Philadelphia, PA 19106
4. Lessee's/Tenant's Address: 1501 Cherry Street, Philadelphia, PA 19102
5. Date of Lease is \_\_\_\_\_, 2023, effective \_\_\_\_\_, 2023.

The demised premises, being a portion of that certain real property known as 322-40 Race Street, Philadelphia, Pennsylvania, as more particularly identified and described in the legal description attached hereto as Exhibit "A."

6. Date of Commencement of Term: \_\_\_\_\_
7. Lease Term: Ninety-Nine (99) years.
8. The Lease grants to Tennant no right to renew the Ground Lease, nor any purchase option with respect to the demised premises.
9. As between the parties hereto, nothing contained in this Memorandum is intended to amend, modify or alter, in any respect, the terms, provisions and conditions of the Ground Lease and the Ground Lease shall govern in the event

of any inconsistency between terms, provisions and conditions contained herein, and those contained in the Ground Lease.

IN WITNESS WHEREOF, this Memorandum has been duly executed, the parties intending to be legally bound hereby.

LANDLORD:

MINISTERS, TRUSTEES, ELDERS, AND DEACONS OF THE  
GERMAN REFORMED CONGREGATION IN THE CITY OF  
PHILADELPHIA IN THE PROVINCE OF PENNSYLVANIA

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

TENANT:

OLD FIRST HOUSE LP, a Pennsylvania limited partnership

By: OFH Ventures, Inc., a Pennsylvania nonprofit corporation,  
its general partner

By: \_\_\_\_\_  
David La Fontaine  
President

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF PHILADELPHIA

):  
):

On this, the \_\_\_\_\_ day of August, 2021, before me, a Notary Public in and for the Commonwealth of Pennsylvania, the undersigned Officer, personally appeared \_\_\_\_\_, known or satisfactorily proven to me to be the person whose name is subscribed to within and acknowledged that he executed the same for the purposes therein contained.

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

\_\_\_\_\_  
Notary Public

My Commission Expires:

COMMONWEALTH OF PENNSYLVANIA :  
: SS  
COUNTY OF PHILADELPHIA :

On this, the \_\_\_\_\_ day of August, 2021, before me, a Notary Public in and for the Commonwealth of Pennsylvania, the undersigned Officer, personally appeared David La Fontaine who acknowledged himself to be the President of OFH Ventures, Inc., a corporation and the Old First House LP, and that he as such President, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as President on behalf of the Partnership.

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

\_\_\_\_\_  
Notary Public

My Commission Expires:

I hereby certify that the address of Lessee, Old First House LP, is 1501 Cherry Street, Philadelphia, PA 19102

BY: \_\_\_\_\_