

TENANT ESTOPPEL CERTIFICATE

Date: February 24, 2018

To: Great-West Life & Annuity Insurance Company and The Canada Life Assurance Company
(collectively, "**Lender**")
8515 East Orchard Road – 3T2
Greenwood Village, CO 80111
Attn.: Mortgage Investments

From: KeHE Distributors, LLC, a Delaware limited liability company ("**Tenant**")

Re: 9555 NE Alderwood Road, Portland, Oregon (the "**Property**")

Tenant is the lessee of the Property or a portion thereof ("**Leased Premises**") pursuant to that certain Sublease dated August 26, 2015 ("**Lease**") between LIT Industrial Limited Partnership, a Delaware limited partnership, successor-in-interest to PDX Logistics Center I LLC with respect to the Lease ("**Landlord**") and Tenant, and hereby certifies the following as of the date hereof:

1. The term of the Lease commenced on November 1, 2015 and will expire on March 31, 2026, subject to Tenant's right to renew the term for three additional periods of five years each as further described in Rider 6 of the Lease.
2. The Lease presently in full force and effect without amendment or modification except as noted in the introductory paragraph.
3. The Leased Premises consists of 383,040 rentable square feet.
4. The current monthly base rent is \$162,647.82; and the current annual base rent is \$1,951,773.84.
5. All construction required by the Lease to be made by Landlord has been completed and any payments, allowances credits or abatements required to be given by Landlord to Tenant have been given.
6. No installment of rent under the Lease has been paid more than 30 days in advance.
7. Tenant is not in default of the Lease and no event has occurred which, with the passage of time or the giving of notice or both would constitute a default under the Lease.
8. Tenant has accepted and is occupying the Leased Premises.
9. The Lease has not been assigned nor the Leased Premises subleased by Tenant.

10. Landlord is not in default under the Lease and, to the Tenant's knowledge as of the date hereof, no event has occurred which with the giving of notice or passage of time, or both, would constitute a default by Landlord.

11. Tenant has no existing defenses, offsets, liens, claims or credits against the rentals under the Lease or against the enforcement of the Lease by Landlord.

12. Tenant has not been granted any options to terminate the term of the Lease earlier than the date specified in Paragraph 1, and Tenant has not been granted any rights of first refusal on any other space in the Property or any options nor rights of first refusal to purchase the Leased Premises or the Property.

13. Tenant has delivered to Landlord a letter of credit in the amount of \$500,000.00 , subject to further reduction as provided in Rider 2 of the Lease.

14. Tenant has not received notice of violation of any law or regulation with respect to the Leased Premises.

This certification is made with the knowledge that the Lender is about to provide Landlord with financing which shall be secured by a mortgage ("**Mortgage**") upon the Property and that Lender and its successors and assigns shall be relying on the information contained in this Certificate in granting such Mortgage.

KEHE DISTRIBUTORS, LLC,
a Delaware limited liability company

By: _____

Name:

JUSTIN MALLOT

Title:

VP + General Counsel