

GROUND LEASE

THIS GROUND LEASE ("Lease") is made by and between **RSDGP, LLC**, a Texas limited liability company ("Landlord"), and **RAISING CANE'S RESTAURANTS, L.L.C.**, a Louisiana limited liability company ("Tenant").

1. FUNDAMENTAL TERMS.

(a) Fundamental Terms. The following is a summary schedule of certain fundamental terms of this Lease:

(i) Landlord Address: **RSDGP, LLC**
Attn: Beau Tucker and Kevin Mattson
2560 King Arthur Blvd., Suite 124-104
Lewisville, TX 75056
Email: btucker@redskyholdings.com

(ii) Tenant Address: **Raising Cane's Restaurants, L.L.C.**
6800 Bishop Road
Plano, TX 75024
Attn: Real Estate Department
Email: realestate@raisingcanes.com
Re: C0972

with a copy to: **Dawn M. Rawls, Esq.**
Rawls Law Firm, PLLC
315 S. Jupiter Road, Suite 200
Allen, TX 75002
Email: dawn@rawlslaw.com
Re: C0972

Additional Tenant Notice Party for any Invoice Sent by Landlord to Tenant for Payment:

Raising Cane's Restaurants, L.L.C.
6800 Bishop Road
Plano, TX 75024
Attn: Accounts Payable
Email: leaseaccounting@raisingcanes.com
Re: C0972

(iii) Address for Rent: **2560 King Arthur Blvd., Suite 124-104**

Period by beginning construction of Tenant's Improvements, then the remaining days left in the Permit Period shall be added to the Construction Period. Tenant's rights and obligations during the Permit Period are set forth in **Exhibit B**.

(xviii) Construction Period: One Hundred Eighty (180) days beginning the business day after the Actual Delivery Date (as defined in **Exhibit B**). Tenant's rights and obligations during the Construction Period are set forth in **Exhibit B**.

(b) Exhibits. The following exhibits (each, an "Exhibit") are attached hereto and, by this reference, incorporated herein:

Exhibit A:	Legal Description of the Property
Exhibit A-1:	Intentionally Omitted
Exhibit B:	Development and Construction
Exhibit B-1:	Site Plan of the Property
Exhibit B-2:	Elevations for Improvements
Exhibit B-3:	Sign Elevations
Exhibit B-4:	Landlord's Work
Exhibit B-5:	Intentionally Omitted
Exhibit C:	Form of Memorandum of Lease
Exhibit D:	Form of Lease Term and Rent Schedule Agreement
Exhibit E:	Form of Subordination, Non-Disturbance and Attornment Agreement
Exhibit F:	Intentionally Omitted
Exhibit G:	Form of Estoppel Certificate

2. DESCRIPTION OF PROPERTY.

(a) In consideration of the mutual covenants contained herein, Landlord hereby leases to Tenant and Tenant hereby leases from Landlord that parcel of land located in the City of Albuquerque, State of New Mexico, and more particularly described in **Exhibit A**, together with all rights, easements and appurtenances belonging or appertaining to the land, and all right, title and interest of Landlord in and to any and all roads, streets, alleys and public and private rights of way bounding the land (the land and rights described above are collectively called the "Property").

(b) The Property is leased to Tenant, "as is, where is," without warranty or representation of Landlord except as expressly set forth in this Lease. The completion of the Inspection Period without Tenant exercising its right to terminate the Lease conclusively establishes that Tenant accepts the Property in its then "as is, where is" condition and that the Property is at such time in satisfactory condition and in conformity with the provisions of this Lease in all respects.

(c) Tenant shall be and remain owner of all Improvements erected throughout the Term of this Lease. Landlord shall become owner of all Improvements at the end of the Term of this Lease.

EXECUTED by Landlord on the date set forth below.

LANDLORD:

RSDGP, LLC,
a Texas limited liability company

By:

DocuSigned by:
Bryan Tucker
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Name: Beau Tucker

Title: PARTNER

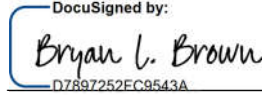
Date:

6/16/2022

EXECUTED by Tenant on the date set forth below.

TENANT:

RAISING CANE'S RESTAURANTS, L.L.C.,
a Louisiana limited liability company

By: 
Bryan L. Brown
Chief Development Officer

Date: 6/28/2022 | 7:23 AM CDT

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

Tract numbered Three (3) of UNM Gibson Commercial District, (A Replat of Tracts A & B, Ever Ready Subdivision, Tracts 4 & 5, Gibson Tracts and Tract A, 40/25 Associates Subdivision) and Unplatted Land in Section 28, T10N, R3E, Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the Plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on December 22, 2011 in Plat Book 2011C, Page 138 as Document No. 2011119138.