



**Monmouth County Document Summary Sheet**

<b>LEASE</b>	<b>Type</b>		LEASE			
	<b>Consideration</b>					
	<b>Submitted By</b>		SIMPLIFILE, LLC. (SIMPLIFILE)			
	<b>Document Date</b>		05/04/2023			
	<b>Reference Info</b>					
	<b>Book ID</b>	<b>Book</b>	<b>Beginning Page</b>	<b>Instrument No.</b>	<b>Recorded/File Date</b>	
	<b>GRANTOR/LANDLORD</b>		<b>Name</b>		<b>Address</b>	
			OCEAN GROVE CAMP MEETING ASSOCIATION OF THE UNITED METHODIST CHURCH			
	<b>GRANTEE/TENANT</b>		<b>Name</b>		<b>Address</b>	
			27 WEBB BH 18 LLC			
	<b>Parcel Info</b>					
	<b>Property Type</b>	<b>Tax Dist.</b>	<b>Block</b>	<b>Lot</b>	<b>Qualifier</b>	<b>Municipality</b>
		35	228	17		3501

**\* DO NOT REMOVE THIS PAGE.  
COVER SHEET [DOCUMENT SUMMARY FORM] IS PART OF MONMOUTH COUNTY FILING RECORD.  
RETAIN THIS PAGE FOR FUTURE REFERENCE.**

## MEMORANDUM OF GROUND LEASE

RECORDING REQUESTED BY AND  
WHEN RECORDED, MAIL TO:

THIS MEMORANDUM OF GROUND LEASE (this "Memorandum") is made and entered into this as of this 17<sup>th</sup> day of April, 2023, by and between **OCEAN GROVE CAMP MEETING ASSOCIATION OF THE UNITED METHODIST CHURCH**, whose present address is 54 Pitman Avenue, Ocean Grove, New Jersey 07756 ("Landlord") and **27 Webb BH 18, LLC**, whose present address is 29 Deal Esplanade, Deal, NJ 07723 ("Tenant"), with reference to the following facts:

A. Landlord is the owner of that certain real property located in the Township of Neptune, County of Monmouth, State of New Jersey, known as **Block 228, Lot 17** on the Neptune Township Tax Map, commonly known as **27 Webb Ave., Ocean Grove, New Jersey** and more particularly described in Exhibit "A" attached hereto ("Property"). The Property does not include any structures or appurtenances now existing or that may be constructed on the Property in accordance with the terms of the Lease.

B. Landlord desires to lease the Property to Tenant, and Tenant desires to lease the Property from Landlord, all subject to the terms and provisions of this Memorandum.

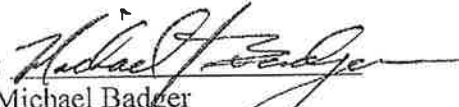
NOW, THEREFORE, the parties hereto hereby agree as follows:

Lease of the Property. Landlord hereby leases the Property to Tenant, and Tenant hereby leases the Property from Landlord for a term of ninety-nine (99) years commencing on April 17<sup>th</sup>, 2023 and terminating on December 31, 2122, all subject to and on terms and conditions more fully set forth in that certain Ground Lease executed by and between Landlord and Tenant effective as of April 17<sup>th</sup>, 2023 ("Lease"). The Ground Lease is incorporated herein by this reference. Should any party require any information concerning the Ground Lease, they should contact the Landlord and Tenant at the above-referenced addresses.

*End of Document; Next is the Signature Page.*

IN WITNESS WHEREOF, the parties hereto have executed this Memorandum on the day and year first above written.

Ocean Grove Camp Meeting Association  
Of the United Methodist Church, Landlord

By:   
Michael Badger  
President

STATE OF NEW JERSEY:  
SS.  
COUNTY OF MONMOUTH:

I certify that on this 30<sup>th</sup> day of March 2023, Michael Badger personally appeared before me who I am satisfied is the person who signed the within instrument as President of The Ocean Grove Camp Meeting Association of the United Methodist Church, a New Jersey corporation, and

- (a) he acknowledged that the attached document was made by the corporation and sealed with its corporate seal,
- (b) was signed, sealed and delivered by him as such officer and is the voluntary act of the corporation, and
- (c) made by virtue of authority from its Board of Directors.



**SHARYN KRZYZANOWSKI**  
**NOTARY PUBLIC OF NEW JERSEY**  
**My Commission Expires 10/15/2023**

*Signature Page to Memorandum of Lease  
Between  
Ocean Grove Camp Meeting Association and 27 Webb BH 18, LLC*

IN WITNESS WHEREOF, the parties hereto have executed this Memorandum on the day and year first above written.

27 Webb BH 18 LLC, Tenant

By 

Name: David Shweky

Title: Member

STATE OF NEW YORK  
COUNTY OF KINGS SS.

I certify that on this 17<sup>th</sup> day of April 2023, David Shweky, personally appeared before me who I am satisfied is the person who signed the within instrument as Member of 27 Webb BH 18 LLC, and

- (a) They acknowledged that the attached document was made by the limited liability company and sealed with its corporate seal,
- (b) was signed, sealed and delivered by them as such officer and is the voluntary act of the company, and
- (c) made by virtue of authority from its Members.

Not Certified Copy

JACQUES ERDOS  
NOTARY PUBLIC-STATE OF NEW YORK  
No. 02ER6029498  
Qualified in Kings County  
My Commission Expires 08-16-2025

*Signature Page to Memorandum of Lease  
Between  
Ocean Grove Camp Meeting Association and 27 Webb BH 18, LLC*

EXHIBIT A

LEGAL DESCRIPTION OF LAND

THE PROPERTY IS SITUATED ON 27 WEBB AVE., AND IS IDENTIFIED AS BLOCK 228, LOT 17 ON THE OFFICIAL TAX MAP OF THE TOWNSHIP OF NEPTUNE, COUNTY OF MONMOUTH, STATE OF NEW JERSEY AND IS OWNED BY THE OCEAN GROVE CAMP MEETING ASSOCIATION.

ALL that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Township of Neptune, in the County of Monmouth, State of New Jersey:

BEING known and designated as Lot(s) 670 and 672 as set forth on a certain map entitled, "Map of Camp Ground of the Ocean Grove Camp Meeting Association of the Methodist Episcopal Church" situated in the Township of Neptune, County of Monmouth, State of New Jersey, said map being (unfiled)

BEGINNING at a point in the Northeasterly line of Webb Avenue distant 151.40 feet Southeasterly from its intersection with the Southeasterly line of Central Avenue and running thence

1. North 25 degrees 52 minutes 00 seconds East, a distance of 61.74 feet to a point; thence
2. South 64 degrees 08 minutes 00 seconds East, a distance of 60.46 feet to a point; thence
3. South 25 degrees 52 minutes 00 seconds West, a distance of 58.30 feet to a point on the Northeasterly line of Webb Avenue; thence
4. North 67 degrees 23 minutes 30 seconds West, a distance of 60.56 feet along same to the point and place of BEGINNING.

Note for Information Only:

Also known as Lot(s) 17 Block 228, on the official tax map of Township of Neptune, County of Monmouth, in the State of New Jersey.