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2000-07-06 12:19:25

Cook County Recorder

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Property of Cook County Clerk's Office

MEMORANDUM OF LEASE

MEMORANDUM OF LEASE

THIS MEMORANDUM OF LEASE, made as of the 1st day of June, 2000, by and between SOUTH HOLLAND TRUST AND SAVINGS BANK, AS TRUSTEE, UNDER TRUST AGREEMENT DATED SEPTEMBER 4, 1992 AND KNOWN AS TRUST NUMBER 10617, 16178 South Park Ave, South Holland, IL 60473 ("Landlord"), and ALL-CONSOLIDATED AUTO REBUILDERS, INC., a Delaware corporation c/o 3570 Portage Avenue, Winnipeg, Manitoba, R3K 0Z8 ("Tenant");

WITNESSETH:

1. By lease dated of even date herewith (the "Lease"), Landlord has leased to and hereby leases to Tenant, and Tenant has leased from and hereby leases from Landlord the "Premises" as hereinafter described for a term of 15 years commencing June 1, 2000, subject to adjustment pursuant to the Lease, and ending May 31, 2015, subject to adjustment pursuant to the Lease, unless extended pursuant to the options to extend hereinafter referred to or sooner terminated under the provisions of the Lease, at a rental and upon the terms, provisions, covenants and conditions set forth in the Lease. The Premises consist of buildings, parking lot and other improvements and are commonly known as All Consolidated Auto Rebuilders, 20 North Street in Park Forest, Illinois, as legally described on Exhibit A attached hereto and hereby made a part hereof and more fully described in and determined in accordance with the Lease. Landlord is the holder of the fee simple interest in the Premises.
2. Under the terms of the Lease, Landlord has granted to Tenant the following rights and options, all of which are subject to terms and conditions set forth in the Lease:
 - (a) the Tenant has the option to renew the lease for three separate consecutive and additional terms of five years each;
 - (b) the Tenant has a Right of First Refusal to purchase the Premises.
3. This Memorandum of Lease is being executed and recorded in order to give notice of the existence of the Lease and the rights and options described above.
4. The Lease is the full agreement between the parties. The provisions of this Memorandum of Lease are subject in all respects to the provisions of the Lease, to which reference must be made in connection with any matters affecting this Memorandum of Lease or any part of the property affected by the Lease. In the event of any conflict between the provisions of this Memorandum of Lease and the provisions of the Lease, the provisions of the Lease shall control, it being the intent of the parties that this Memorandum of Lease shall not alter or vary the terms of the agreement between the parties as set out in the Lease.

IN WITNESS WHEREOF, the parties have caused this Memorandum of Lease to be executed on the date first above written.

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Notwithstanding any terms or provisions of this instrument, the South Holland Trust & Savings Bank, as Trustee, Trust No. 10017, assumes no personal liability of any kind or nature, but executes this instrument solely as Trustee covering trust property above referred to.

LANDLORD:
 SOUTH HOLLAND TRUST & SAVINGS BANK
 AS TRUSTEE U/T #10611
 By: Suzanne Poerio
 Its: Trust Officer

TENANT: ALL-CONSOLIDATED AUTO REBUILDERS, INC.
 By: [Signature]
 Its: _____

STATE OF ILLINOIS)
) SS.
 COUNTY OF Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Jeanine T. Berkowitch, Trust Officer of South Holland Trust & Savings Bank, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Trust Officer, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act, and as the free and voluntary act of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 26th day of May 2000.

OFFICIAL SEAL
 SUZANNE POERIO
 Notary Public, State of Illinois
 My Commission Expires 8/5/2001

Suzanne Poerio

My Commission Expires _____

PROVINCE OF MANITOBA)
) SS.
 CANADA)

I, GREGORY TALLON, a Notary Public in and for said Province, DO HEREBY CERTIFY that TERRY SMITH, PRESIDENT of All Consolidated Auto Rebuilders, Inc., a Delaware corporation, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such PRESIDENT, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act, and as the free and voluntary act of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 1ST day of JUNE 2000.

My Commission Expires _____
 is unlimited as to time.

[Signature]

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EXHIBIT A

LEGAL DESCRIPTION

LOTS 9 AND 10 IN PARK FOREST INDUSTRY PARK, A SUBDIVISION OF THAT PART OF THE NORTH 1/2 OF THE NORTHEAST 1/4 LYING EAST OF ORCHARD DRIVE IN SECTION 25, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 15, 1964 AS DOCUMENT NUMBER 19245059, IN COOK COUNTY, ILLINOIS

COMMONLY KNOWN AS: 20 NORTH STREET, PARK FOREST, ILLINOIS

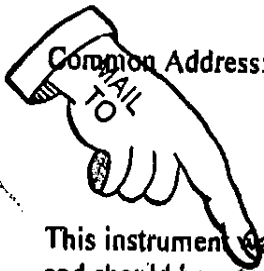
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29-08-403-017-0000
29-08-403-051-0000

Common Address:



This instrument was prepared by and should be returned to:

INGRAHAM, Esq
SOMMERSCHEIN, NATHY ROSENTHAL
8000 SEARS TOWER
CHICAGO, IL 60606