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2000-08-02 10:01:36
Cook County Recorder 27.50

LEASE TERMINATION AGREEMENT
AND
CONVEYANCE OF IMPROVEMENTS
AND PERMITS



This Lease Termination Agreement (this "Agreement") is made as of the 31st day of July, 2000, by and between Northwestern University, an Illinois corporation ("Lessor") and American Hospital Association, an Illinois corporation ("Lessee").

WITNESSETH

WHEREAS, Lessor and Lessee have heretofore entered into that certain Lease dated October 1, 1955, the Supplementary Lease dated October 1, 1966, the Amendment to Lease dated January 2, 1967, the Amendment #2 to Lease dated October 10, 1973 and a Revaluation Agreement dated December 16, 1988 and three additional amendments to lease (which leases and all such amendments and agreements shall hereinafter be referred to collectively as the "Lease"), by which the premises described therein (the "Premises") were leased by Lessor to Lessee for a term ending September 30, 2054;

WHEREAS, portions of the Lease were recorded on November 10, 1955 as Documents No. 16417701, and January 19, 1989 as Document No. 89031832;

WHEREAS, Lessor and Lessee desire to terminate the Lease;

NOW, THEREFORE, in consideration of the mutual covenants and agreements herein contained, the sufficiency of which is hereby acknowledged, Lessor and Lessee hereby agree that the Lease shall be terminated as the date of this Agreement. From and after such date neither party shall have any further rights or obligations under the Lease, and the Lease shall be null and void, except for such obligations of the parties as were intended by their terms to extend beyond termination of the Lease.

Lessee hereby transfers, conveys and assigns to Lessor all of Lessee's right, title and interest in and to any buildings, structures, improvements, fixtures or other property located on the Premises on the date of this Agreement, in their "as is" condition on such date.

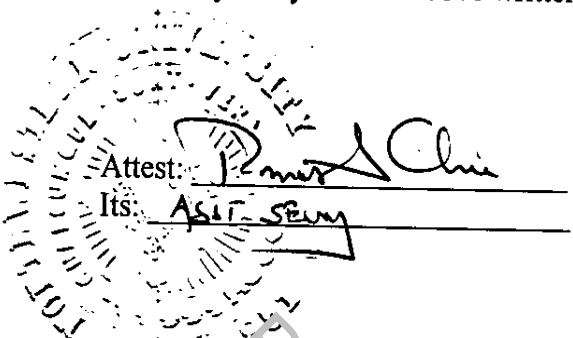
Lessee also hereby transfers, conveys and assigns to Lessor all of Lessee's right, title and interest in, to and under the Permit issued by the City of Chicago for the use of a steam tunnel/conduits for 840 North Lake Shore Drive, known as Account No. 6-203, and any other rights, interests, entitlements or permits pertaining to the Premises..

Handwritten initials and circled number 10

Handwritten vertical text: 10000136 Cash Co. J

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IN WITNESS WHEREOF, Lessor and Lessee have executed this Agreement as of the day and year first above written.

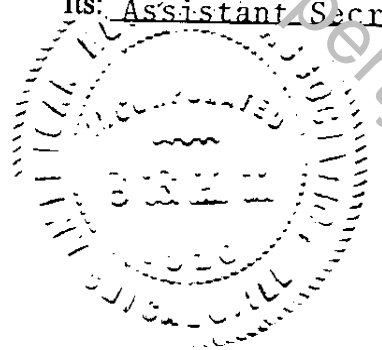


Attest: [Signature]
Its: ASST. SECY

Attest: James O. Henderson
Its: Assistant Secretary

Northwestern University
By: [Signature]
Its: SR JP FOR BUSINESS + FINANCE

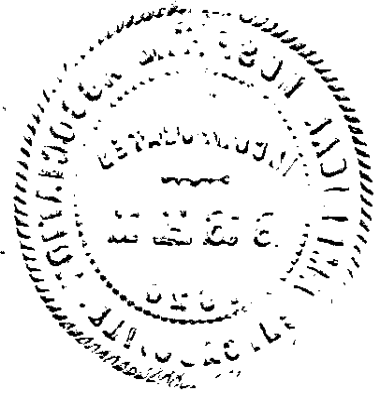
American Hospital Association
By: R John P...
Its: O CFO



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STATE OF ILLINOIS)

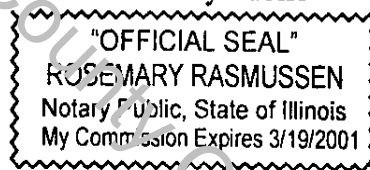
) SS.

COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, do hereby certify that EUGENE S. SUNSHINE, personally known to me to be the SENIOR VICE President of NORTHWESTERN UNIVERSITY, and THOMAS G. CLINE, personally known to me to be the ASSISTANT Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such SENIOR VICE President and ASSISTANT Secretary, they signed and delivered the said instrument as SENIOR VICE President and ASSISTANT Secretary of said corporation, and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of Directors of said corporation as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal this 31 day of JULY, 2000.

Rosemary Rasmussen
Notary Public



My commission expires:
MARCH 19, 2001

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STATE OF Illinois)

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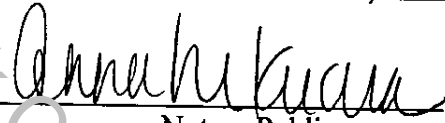
) SS.

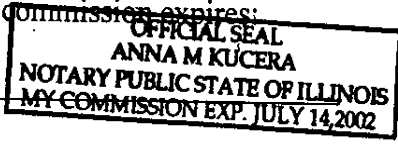
COUNTY OF Cook)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, do hereby certify that R. John Evans, personally known to me to be the ~~CEO~~ President of American Hospital Association, and James A. Henderson, personally known to me to be the Assistant Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such CEO ~~President~~ and Assistant Secretary, they signed and delivered the said instrument as ~~CEO~~ President and Assistant Secretary of said corporation, and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of Directors of said corporation as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal this 20th day of July,

2000


Notary Public

My commission expires:


Notary of Cook County Clerk's Office