



00750508

7Eleven, Inc.
Property #33055

SPACE ABOVE THIS LINE FOR RECORDER'S USE

7-ELEVEN, INC.
STATE OF ILLINOIS
MEMORANDUM OF LEASE

This is a Memorandum of Lease by and between River & Rand 7-11 Corp., an Illinois corporation hereinafter called Landlord (whether one or more) of 401 North Michigan Avenue, Suite 2900, Chicago, IL 60611 and 7-Eleven, Inc., a Texas corporation, hereinafter called Tenant, of 2711 North Haskell Avenue, Dallas, Texas. Landlord hereby grants, demises and leases the premises described below to Tenant upon the following terms.

Date of Lease: August 18, 2000

Description of Leased Premises: See Exhibit A attached hereto

Permanent Index No.: See Exhibit A

Date of Commencement:

Term: Twenty (20) Years

Renewal Option(s): Four (4) ^{options not exceeding} ~~periods~~ Five (5) year ~~option~~ each

Purchase Option(s): None

Right of First Refusal Option(s): None

Easements affecting adjoining property: None

Restrictions affecting adjoining property: None

Exclusives: Yes.

The Term shall commence on the first day of the first calendar month following the earlier of: (i) fifteen (15) days after Landlord has received written notice of acceptance of the Premises from Tenant's authorized representative; or (ii) the date Tenant opens for business.

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Box 356

UNOFFICIAL COPY

Legal description of adjoining property:

LOT 3 IN KRUSE'S SUBDIVISION OF LOT 14 IN HODGE'S SUBDIVISION OF PART OF SECTIONS 16 AND 17, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS (EXCEPT THAT PART THEREOF USED FOR ROAD).

Permanent Index No. of adjoining property: N/A

The purpose of this Memorandum of Lease is to give record notice of the lease and of the rights created thereby, all of which are hereby confirmed.

In witness whereof the parties have executed this Memorandum of Lease as of the dates set forth in their respective acknowledgments.

(SEAL)

LANDLORD:

Attest:

Bruce Albina

RIVER & RAND 7-11 CORP.,
an Illinois corporation

(Individual)

STATE OF _____

By: _____

Name: JOHN D. TERZAKIS

COUNTY OF _____

Its: PRESIDENT

On _____ before me, the undersigned, a Notary Public in and for said State, personally appeared _____ to be the person _____ whose name _____ subscribed to the within instrument and acknowledged that _____ executed the same.

WITNESS my hand and official seal.

Signature _____

Name (Typed or Printed)

(This area for official notarial seal)

(Corporation)

STATE OF ILLINOIS

COUNTY OF COOK

On August 18, 2000 before me, the undersigned, a Notary Public in and for said State, personally appeared JOHN D. TERZAKIS known to me to be the President President or Attorney-in-fact, and Bruce Albina known to me to be the Vice President Secretary of the corporation that executed the within Instrument, known to me to be the persons who executed the within Instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed with within Instrument pursuant to its by-laws or a resolution of its board of directors.

UNOFFICIAL COPY

WITNESS my hand and official seal.

Signature Barbara Laurinaitis
BARBARA LAURINAITIS
Name (Typed or Printed)

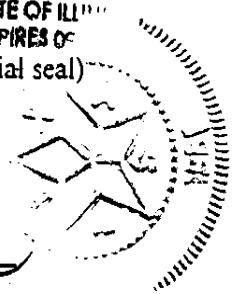
"OFFICIAL SEAL"
BARBARA LAURINAITIS
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES ON _____
(This area for official notarial seal)

(SEAL)
Attest:

[Signature]
Assistant Secretary

TENANT:
7-ELEVEN, INC.

By: [Signature]
Senior Vice President or Attorney-in-Fact



STATE OF TEXAS)
COUNTY OF DALLAS) §

On August 8, 2000 before me, the undersigned, a Notary Public in and for the State of Texas, personally appeared Gary Rose, known to me to be the Senior Vice President and Gary Fullington known to me to be the Assistant Secretary of 7-Eleven, Inc. that executed the foregoing Memorandum of Lease, known to me to be the persons who executed the Memorandum of Lease on behalf of 7-Eleven, Inc. and acknowledged to me that 7-Eleven, Inc. executed the Memorandum of Lease pursuant to its by-laws or a resolution of its board of directors.

WITNESS my hand and official seal.

Signature Dianna C. Adkins
Dianna C. Adkins
Name (Typed or Printed)



(This area for official notarial seal)

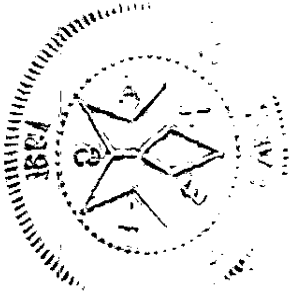
This Instrument was prepared by:

Laurence B. Dobkin, Esq.
Alzheimer & Gray
10 S. Wacker Drive, Suite 3800
Chicago, IL 60606

Mail To:

7-Eleven, Inc.
Attn: Corporate Real Estate
2711 North Haskell Avenue
Dallas, TX 75204

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Property of Cook County Clerk's Office

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EXHIBIT A

PARCEL 1:

THAT PART OF LOT 4 (EXCEPT THE NORTHEASTERLY 50 FEET, MEASURED AT RIGHT ANGLES) LYING, EAST OF THE WEST LINE OF SECTION 16 AND NORTH OF THE SOUTH LINE OF LOT 3 EXTENDED EAST, IN KRUSE'S SUBDIVISION OF LOT 14 IN HODGE'S SUBDIVISION OF PART OF SECTIONS 16 AND 17, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF LOT 1 (EXCEPT THE NORTHEASTERLY 50 FEET, MEASURED AT RIGHT ANGLES) IN KRUSE'S SUBDIVISION AFORESAID, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1 (WEST OF PRIVATE ROADWAY) FOR A POINT OF BEGINNING; THENCE WESTERLY ALONG THE NORTH LINE OF SAID LOT 1, 50 FEET; THENCE SOUTHERLY TO THE SOUTHERLY LOT LINE OF LOT 1 TO A POINT 84 FEET WESTERLY OF THE SOUTHEAST CORNER OF SAID LOT 1 (WEST OF PRIVATE ROADWAY); THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 1 FOR A DISTANCE OF 84.00 FEET TO THE SOUTHEAST CORNER OF LOT 1; THENCE NORTHEASTERLY ALONG THE EASTERLY LINE OF LOT 1 (AS SHOWN BY PLAT RECORDED JUNE 22, 1906 IN BOOK 91 OF PLATS, PAGE 38 AS DOCUMENT NO. 3883465) TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THE PRIVATE ROADWAY EASTERLY OF LOTS 1, 2 AND 3 IN KRUSE'S SUBDIVISION AFORESAID, AS SHOWN ON PLAT RECORDED JUNE 22, 1906 IN BOOK 91 OF PLATS, PAGE 38 AS DOCUMENT NO. 3883465, ALL IN COOK COUNTY, ILLINOIS.

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