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2001-05-16 13:44:41

Cook County Recorder 33.50



0010412713

**COOK COUNTY
RECORDER
EUGENE "GENE" MOORE
BRIDGEVIEW OFFICE**

Property of Cook County Clerk's Office

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Property of Cook County Clerk's Office

After Recording Return to:

Prepared By & Return To:
VoiceStream Wireless
Attn: Leasing Dept.
8550 W. Bryn Mawr Ave.
Chicago, IL 60631

0010412713 Parcel No. 13-32-400-029 Page 2 of 7

EXHIBIT D

Memorandum of Lease and Option
Between Mike Noonan ("Landlord")

and Cook Inlet/VoiceStream PCS, LLC, a Delaware limited liability company ("Tenant")



A Site Lease with Option ("Lease") dated February 15, 2000 by and between Mike Noonan ("Landlord") and Cook Inlet/VoiceStream PCS, LLC ("Tenant") was made regarding the following property:

See Attached Exhibit "A" and Exhibit "B" incorporated herein for all purposes

The leased premises, together with all necessary space and easements for access and utilities, are depicted in the attached Exhibit E. Description of Demised Premises: See Exhibit "A" attached hereto.

The Option is for a term of one (1) year after date of Lease, with up to one additional one-year renewal ("Optional Period").

The Lease is for a term of five (5) years and will commence on the date as set forth in the Lease (the "Commencement Date") and shall terminate at midnight on the last day of the month in which the fifth anniversary of the Commencement Date shall have occurred. Tenant shall have the right to extend this Lease for five (5) additional five-year terms.

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

NOW, THEREFORE, Landlord, in consideration of the rents and covenants provided for in the Lease to be paid and performed by Tenant, does hereby grant the aforesaid option and, if such option is exercised, does hereby demise, convey, grant and let unto Tenant the Demised Premises upon the terms and subject to the conditions set forth in the Lease, a copy of which is being held by Landlord at its address stated above.

IN WITNESS WHEREOF, the parties hereto have respectively executed this memorandum on the 15th day of February, 2000 (effective as of the date of the last party to sign).

LANDLORD: Mike Noonan

Signature of Mike Noonan

COOK COUNTY
RECORDER

By:

Printed Name:

Michael P. Noonan

EUGENE "GENE" MOORE
BRIDGEVIEW OFFICE

Its:

Date:

Jan 24 2000

LANDLORD:

By:

Printed Name:

Its:

Date:

TENANT: Cook Inlet/VoiceStream PCS, LLC, a Delaware limited liability company

Site Number: CH11-091A
Site Name: PrimeCo Tower NCH-025A-
Market: Chicago

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By: VoiceStream PCS BTA I Corporation, its Agent

By:

 2/17/00

Printed Name:

Raj Tank

Its:

Director of Ops. and Dev.

Date:

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Property of Cook County Clerk's Office

Site Number: CH11-091A
Site Name: PrimeCo Tower NCH-025A
Market: Chicago

Rev. 9/99

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EXHIBIT A Legal Description

The Property is legally described as follows:

LEGAL DESCRIPTION:

0010412713

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PARCEL A:

THAT PART OF LOT 3 IN KEENEY INDUSTRIAL DISTRICT, BEING AN OWNER'S DIVISION IN THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN THE WEST LINE OF LOT 3 IN SAID KEENEY INDUSTRIAL DISTRICT, BEING THE EAST LINE OF NORTH MONITOR AVENUE, 343.78 FEET NORTH OF THE SOUTH LINE OF LOT 4 IN SAID KEENEY INDUSTRIAL DISTRICT; THENCE NORTH ALONG THE EAST LINE OF NORTH MONITOR AVENUE A DISTANCE OF 160 FEET; THENCE EAST ALONG A LINE DRAWN PARALLEL WITH AND 503.78 FEET NORTH OF THE SOUTH LINE OF SAID LOT 4, A DISTANCE OF 358.03 FEET TO ITS INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY LINE OF THE LAND CONVEYED TO CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD COMPANY BY DEED DATED OCTOBER 4, 1932 AS DOCUMENT 11162537; THENCE SOUTHEASTERLY ALONG SAID RIGHT OF WAY LINE, BEING A STRAIGHT LINE, A DISTANCE OF 80.09 FEET; THENCE CONTINUING SOUTH EASTERLY ALONG SAID RIGHT OF WAY LINE, BEING A CURVED LINE CONVEYED SOUTHWESTERLY AND HAVING A RADIUS OF 487.06 FEET, A DISTANCE OF 105.24 FEET (ARC) TO ITS INTERSECTION WITH A LINE DRAWN PARALLEL WITH AND 343.78 FEET NORTH OF THE SOUTH LINE OF LOT 4 AFORESAID; THENCE WEST ALONG SAID PARALLEL LINE A DISTANCE OF 450.99 FEET TO THE PLACE OF BEGINNING;

ALSO

PARCEL B:

THAT PART OF LOT 3 IN KEENEY INDUSTRIAL DISTRICT, BEING AN OWNER'S DIVISION IN THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE WEST LINE OF LOT 3, 41 FEET SOUTH OF THE NORTHWEST CORNER THEREOF, AND RUNNING THENCE EAST ALONG A LINE DRAWN PARALLEL WITH AND 41 FEET SOUTH OF THE NORTHWEST CORNER THEREOF, AND RUNNING THENCE EAST ALONG A LINE DRAWN PARALLEL WITH AND 41 FEET SOUTH OF THE NORTH LINE OF SAID LOT 3, A DISTANCE OF 138.91 FEET TO AN INTERSECTION WITH THE SOUTHWESTERLY LINE OF THE RIGHT OF WAY CONVEYED TO CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD BY SPECIAL WARRANTY DEED RECORDED NOVEMBER 9, 1932 AS DOCUMENT 11162537; THENCE SOUTHEASTERLY ALONG SAID RIGHT OF WAY LINE, BEING A CURVED LINE CONVEXED NORTHEASTERLY AND HAVING A RADIUS OF 467.52 FEET A DISTANCE OF 308.12 FEET (ARC); THENCE CONTINUING SOUTHEASTERLY ALONG SAID RIGHT OF WAY LINE, BEING A STRAIGHT LINE TANGENT TO SAID CURVED LINE A DISTANCE OF 8.19 FEET TO AN INTERSECTION WITH A LINE 503.78 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF LOT 4 IN SAID KEENEY INDUSTRIAL DISTRICT, THENCE WEST ALONG SAID PARALLEL LINE A DISTANCE OF 358.03 FEET TO AN INTERSECTION WITH SAID WEST LINE OF LOT 3 IN SAID KEENEY INDUSTRIAL DISTRICT; THENCE NORTH ALONG SAID WEST LINE OF LOT 3 A DISTANCE OF 217.66 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

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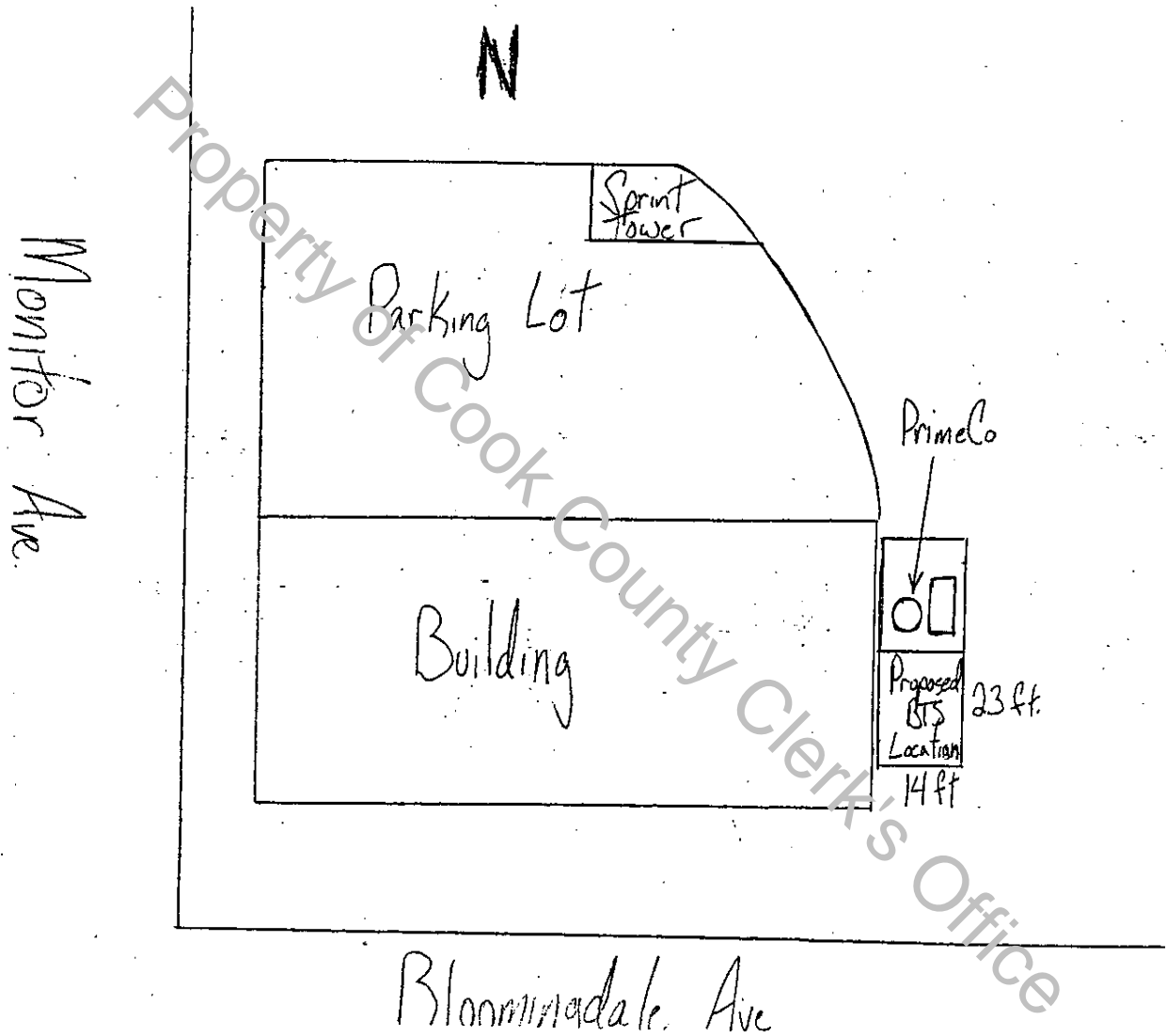
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EXHIBIT B Premises Location within the Property

The location of the Premises within the Property is more particularly described and depicted as follows:

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[Notary block for Landlord]

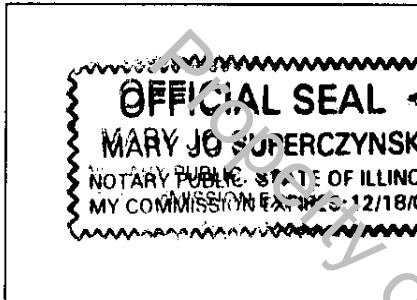
[Notary block for Corporation, Partnership, Limited Liability Company]

STATE OF Illinois)
) ss.
COUNTY OF Cook)

This instrument was acknowledged before me on 1-24-00 by Mike Noonan, [title] of _____ a _____ [type of entity], on behalf of said _____ [name of entity].

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Dated: 1-24-00



Mary Jo Superczynski
Notary Public
Print Name Mary Jo Superczynski
My commission expires 12-18-01

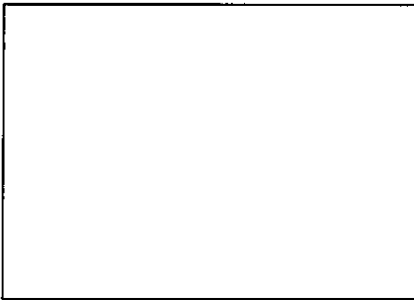
(Use this space for notary stamp/seal)

[Notary block for Individual]

STATE OF _____)
) ss.
COUNTY OF _____)

This instrument was acknowledged before me on _____ by _____

Dated: _____

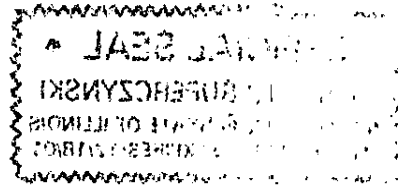


Notary Public
Print Name _____
My commission expires _____

(Use this space for notary stamp/seal)

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Property of Cook County Clerk's Office

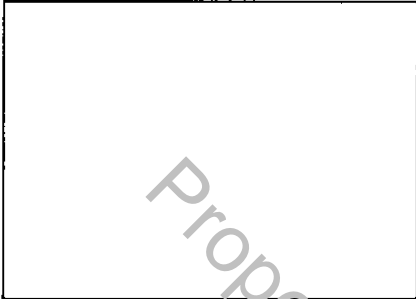


UNOFFICIAL COPY

STATE OF _____)
) ss.
COUNTY OF _____)

This instrument was acknowledged before me on _____ by _____

Dated: _____



Notary Public
Print Name _____
My commission expires _____

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(Use this space for notary stamp/seal)

[Notary block for Tenant]

STATE OF Illinois)
) ss.
COUNTY OF Cook)

I certify that I know or have satisfactory evidence that Rajesh Tank is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the Dir. of Ops & Dev. of VoiceStream PCS BTA I Corporation, a Delaware Corporation, as Agent for Cook Inlet/VoiceStream PCS, LLC a limited liability company, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 2/15/00

.....
"OFFICIAL SEAL"
DEBORAH M. BARRETT
Notary Public, State of Illinois
My Commission Expires 11/16/00
.....

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