

UNOFFICIAL COPY 0010524987

2943/0041 01 001 Page 1 of 7
2001-06-15 10:37:26
Cook County Recorder 33.50



RECORDING REQUESTED BY:
PIER 1 IMPORTS, (U.S.), INC. ASSET MANAGEMENT
MOL - 409 Chicago/Broadway, IL

WHEN RECORDED MAIL TO:

SHAREN GRIFFIN / ASSET MANAGEMENT
POST OFFICE BOX 961020
FORT WORTH, TX 76161-9964

Property of Cook County Clerk's Office

SPACE ABOVE THIS LINE FOR RECORDER'S USE

TITLE

MEMORANDUM OF LEASE

*Shy
ET
pipes
CW*

MEMORANDUM OF LEASE

This Memorandum of Lease, made and entered into effective on April 14, 2001, by and between Adesh Patel and Jesal Patel, as individuals, with their principal office at 3460 W. Devon Avenue, Lincolnwood, Illinois 60712 ("Landlord"), and Pier 1 Imports, (U.S.), Inc., a Delaware corporation, with its principal office at 301 Commerce Street, Suite 600, Fort Worth, Texas 76102 ("Tenant").

Witnesseth, that:

1. Landlord, in consideration of the rents reserved and agreed to be paid by Tenant, and of the covenants, agreements, conditions and understandings to be performed and observed by Tenant, all as more fully set out in a Lease Agreement executed by Landlord's and Tenant's predecessors in interest dated November 8, 1985, which was subsequently amended pursuant to a First Amendment to Lease dated March 29, 1993, a Second Amendment to Lease dated April 10, 1996, and a Third Amendment to Lease dated April 14, 2001 (collectively, "Lease"), hereby lets, leases and demises to Tenant certain premises ("Premises") located in the City of Chicago, County of Cook, State of Illinois, and contained in a shopping center constructed on the real property described in Exhibit A attached hereto together with all of Landlord's rights, privileges, easements and appurtenances in, over and upon adjoining and adjacent public and private land, highways, roads and streets reasonably required for ingress and egress to or from the Premises. The Premises is hatched on the Shopping Center site plan attached hereto as Exhibit B and shall include all improvements constructed upon the Premises.
2. The term of the Lease expires on April 30, 2006, unless earlier terminated pursuant to provisions of the Lease.
3. Tenant has an option to renew the Lease for two (2) terms of five (5) years each, on the same terms and conditions as stated in the Lease.
4. This Memorandum of Lease is subject to all of the terms, conditions and understandings set forth in the Lease between Landlord and Tenant, which agreement is incorporated herein by reference and made a part hereof, as though copied verbatim herein. In the event of a conflict between the terms and conditions of this Memorandum of Lease and the terms and conditions of the actual Lease, the terms and conditions of the Lease prevail.

In witness whereof, the parties hereto have caused this Memorandum of Lease to be executed on the date first written above.

WITNESS OR ATTEST:

[Signature]
Date: April 14, 2001

[Signature]
Date: April 14, 2001

WITNESS OR ATTEST:

[Signature]
Date: April 11, 2001

LANDLORD:

[Signature]
Adesh Patel,
an individual

[Signature]
Jesal Patel,
an individual

TENANT:

Pier 1 Imports (U.S.), Inc.,
a Delaware corporation

By: [Signature]
J. Rodney Lawrence,
Senior Vice President

Exhibit A-Shopping Center Legal Description
Exhibit B-Shopping Center Site Plan

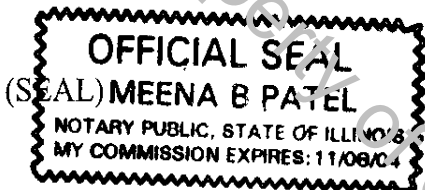
[Acknowledgements on the following page]

STATE OF Illinois

COUNTY OF Cook

Before me, the undersigned authority, on this date personally appeared **Adesh Patel**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

Given under my hand and official seal this 23rd day of April, 2001.



Meena Patel
Notary Public in and for the State of Illinois

My commission expires: 11/08/04

STATE OF Illinois

COUNTY OF Cook

Before me, the undersigned authority, on this date personally appeared **Jesal Patel**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

Given under my hand and official seal this 23rd day of April, 2001.



Meena Patel
Notary Public in and for the State of Illinois

My commission expires: 11/08/04

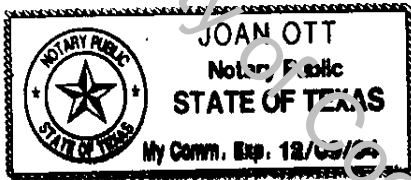
STATE OF TEXAS

COUNTY OF TARRANT

Before me, the undersigned authority, on this day personally appeared J. Rodney Lawrence, Senior Vice President of **Pier 1 Imports (U.S.), Inc.**, a Delaware corporation, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity stated, and as the act and deed of said corporation.

Given under my hand and official seal this 11th day of April, 2001.

(SEAL)



Joan Ott

Notary Public in and for the State of Texas

My commission expires: _____

Property of Cook County Clerk's Office

EXHIBIT A

SHOPPING CENTER LEGAL DESCRIPTION

Parcel 1

Lots 5 through 19 in Block 9 in Cochran's Third Addition to Edgewater in the East half of the Northeast Quarter of Section 8, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2

Lots 20 through 24 in Block 9 in Cochran's Third Addition to Edgewater in the East half of the Northeast Quarter of Section 8, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

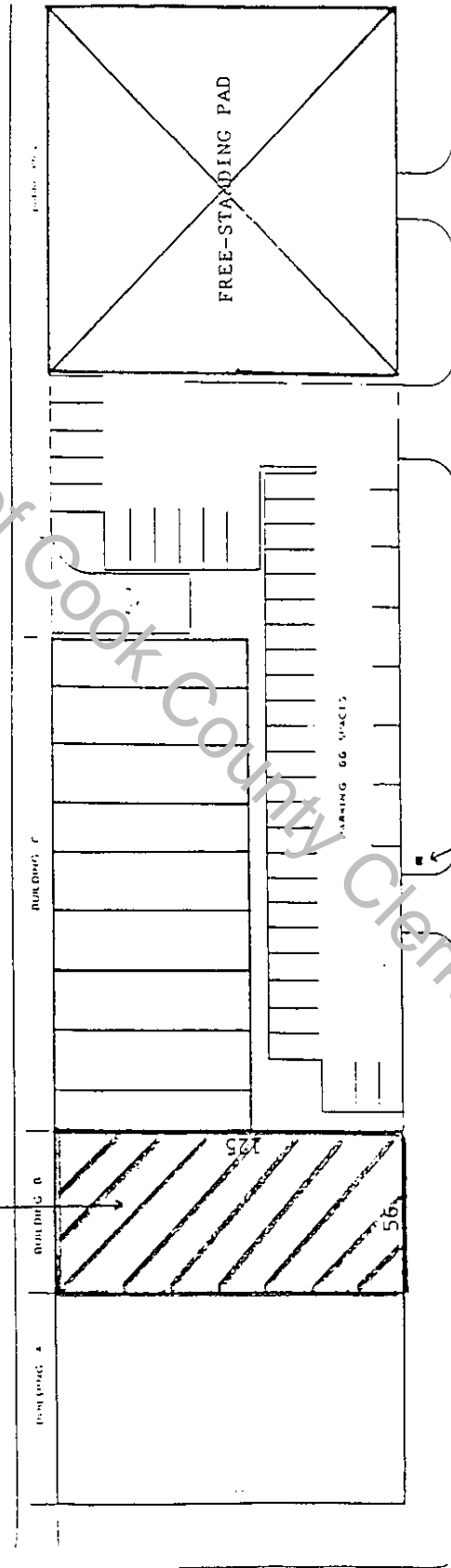
EXHIBIT B

SHOPPING CENTER SITE PLAN

Property of Cook County Clerk's Office

TENANT LEASE PLAN

SUBJECT PREMISES



BROADWAY FESTIVAL

Future Pylon Sign Location



27,305

G L.A. Bldgs. A-C

62,500

Site Area