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2000-04-26 13:20:20

Cook County Recorder

35.50

Chicago



00290644

Prepared by & mail to:

Robert G. McCormick, Esq.
Jenkins & Gilchrist, P.C.
1445 Ross Ave., Suite 3200
Dallas, Texas 75202

STATE OF ILLINOIS

§
§
§

COUNTY OF COOK

MEMORANDUM OF LEASE

FELCOR LODGING LIMITED PARTNERSHIP, a Delaware limited partnership ("Landlord"), has leased, and does hereby lease, to **FELCOR/MM S-7 HOLDINGS, L.P.**, a Delaware limited partnership ("Tenant"), for a period beginning on April 20, 2000 and ending on the thirty-fourth (34th) anniversary of such date, the premises described in **Exhibit A** attached hereto and made a part hereof by reference (the "Property"). The Property has been leased to Tenant pursuant to that certain Ground Lease (the "Lease"), dated as of April 20, 2000, by and between Landlord and Tenant.

All of the provisions set forth in the Lease are hereby incorporated into and made a part of this Memorandum.

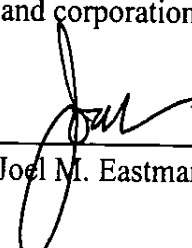
The Lease grants Tenant the option, exercisable at any time during the term of the Lease, to purchase the Property upon certain terms and conditions contained in the Lease.

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be duly executed this 20th day of April, 2000, to be effective as of the effective date of the Lease.

FELCOR LODGING LIMITED PARTNERSHIP,
a Delaware limited partnership

By: FelCor Lodging Trust Incorporated,
a Maryland corporation, its General Partner

By:

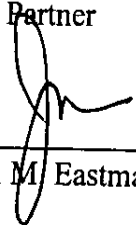

Joel M. Eastman, Vice President

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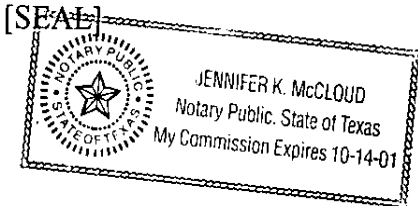
FELCOR/MM S-7 HOLDINGS, L.P.,
a Delaware limited partnership

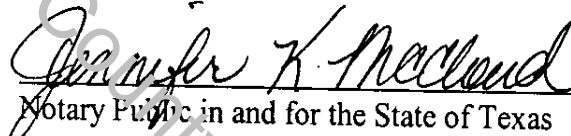
By: FelCor/MM S-7 Hotels, L.L.C.,
a Delaware limited liability company,
its General Partner

By: 
Joel M. Eastman, Vice President

STATE OF TEXAS §
COUNTY OF DALLAS §

The foregoing instrument was acknowledged before me on April 20, 2000, by Joel M. Eastman in his capacity as the Vice President of FelCor Lodging Trust Incorporated, a Maryland corporation, acting in its capacity as the general partner of FelCor Lodging Limited Partnership, a Delaware limited partnership.



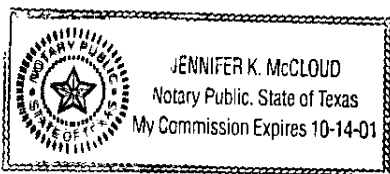

Notary Public in and for the State of Texas

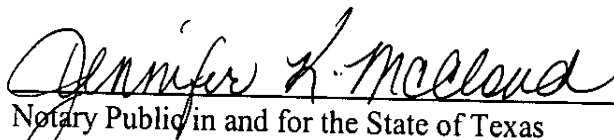
My Commission Expires: 10-14-01

STATE OF TEXAS §
COUNTY OF DALLAS §

The foregoing instrument was acknowledged before me on April 20, 2000, by Joel M. Eastman in his capacity as the Vice President of FelCor/MM S-7 Hotels, L.L.C., a Delaware limited liability company, acting in its capacity as the general partner of FelCor/MM S-7 Holdings, L.P., a Delaware limited partnership.

[SEAL]



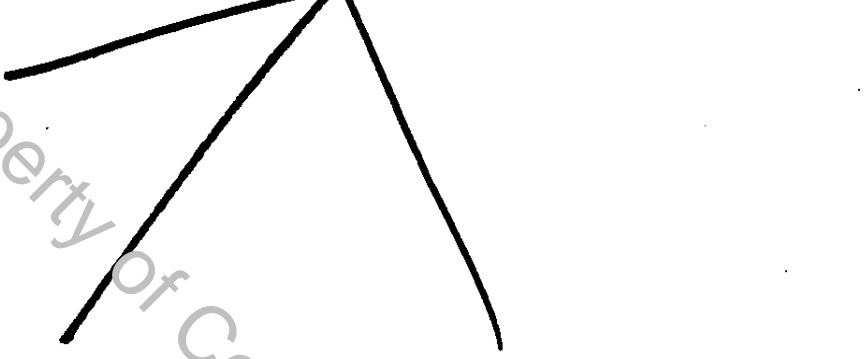

Notary Public in and for the State of Texas

My Commission Expires: 10-14-01

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EXHIBIT A

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Property of Cook County Clerk's Office

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Chicago O'Hare Airport Sheraton
Rosemont, Illinois

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LEGAL DESCRIPTION

PARCEL 1 (FEE SIMPLE):

THAT PART OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EAST LINE OF MANNHEIM ROAD, BEING A LINE 33.0 FEET, AS MEASURED AT RIGHT ANGLES, EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST 1/4, WITH A LINE 50.00 FEET, AS MEASURED AT RIGHT ANGLES, NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST 1/4 (THE WEST LINE OF SAID SOUTHWEST 1/4 HAVING AN ASSUMED BEARING OF NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST FOR THIS LEGAL DESCRIPTION); THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID EAST LINE OF MANNHEIM ROAD, 276.87 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF LAND CONDEMNED FOR THE WIDENING OF MANNHEIM ROAD IN CASE NO. 65L7109 IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS; THENCE NORTH 87 DEGREES 35 MINUTES 51 SECONDS EAST ALONG SAID LAST DESCRIBED SOUTH LINE, 11.01 FEET TO THE EAST LINE OF LAND CONDEMNED FOR THE WIDENING OF MANNHEIM ROAD IN CASE NO. 65L7109; THENCE NORTH 00 DEGREES 17 MINUTES 18 SECONDS EAST ALONG SAID LAST DESCRIBED LINE, 248.60 FEET TO A POINT ON A LINE 575.0 FEET, AS MEASURED AT RIGHT ANGLES, NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST 1/4, SAID POINT BEING 45.0 FEET EAST OF THE INTERSECTION OF SAID LAST DESCRIBED PARALLEL LINE WITH THE WEST LINE OF SAID SOUTHWEST 1/4; THENCE NORTH 01 DEGREES 36 MINUTES 37 SECONDS EAST ALONG THE EAST LINE OF LAND CONDEMNED FOR THE WIDENING OF MANNHEIM ROAD IN CASE NO. 65L8179 IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS, 25.86 FEET TO A POINT FOR A PLACE OF BEGINNING; THE FOLLOWING FOUR COURSES ARE ALONG THE EAST, SOUTHEAST OR SOUTHWESTERLY LINE OF LAND CONDEMNED FOR THE WIDENING OF HIGGINS ROAD AND MANNHEIM ROAD IN SAID CASE NO. 65L8179; THENCE NORTH 01 DEGREES 36 MINUTES 37 SECONDS EAST, 153.41 FEET; THENCE NORTH 03 DEGREES 40 MINUTES 18 SECONDS EAST, 187.38 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 48.26 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG A CURVED LINE CONVEX NORTHWESTERLY, HAVING A RADIUS OF 50.00 FEET AND BEING TANGENT TO SAID LAST DESCRIBED LINE AT SAID LAST DESCRIBED POINT, AN ARC DISTANCE OF 93.75 FEET TO A POINT OF TANGENCY (THE CHORD OF SAID ARC BEARS NORTH 53 DEGREES 42 MINUTES 51 SECONDS EAST, 80.61 FEET); THENCE SOUTH 72 DEGREES 34 MINUTES 18 SECONDS EAST, 338.24 FEET TO AN INTERSECTION WITH A LINE 449.69 FEET, AS MEASURED AT RIGHT ANGLES, EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST 1/4; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST ALONG SAID LAST DESCRIBED PARALLEL LINE,

335.00 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 404.0 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2 (EASEMENT FOR INGRESS AND EGRESS):

EASEMENT FOR INGRESS AND EGRESS OF VEHICULAR AND PEDESTRIAN TRAFFIC FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN EASEMENT AGREEMENT RECORDED JUNE 21, 1985 AS DOCUMENT NO. 85070402 AND AS AMENDED IN EASEMENT AGREEMENT RECORDED JULY 17, 1985 AS DOCUMENT NO. 85105299 OVER AND UPON THE FOLLOWING DESCRIBED LAND:

THAT PART OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EAST LINE OF MANNHEIM ROAD, BEING A LINE 33.0 FEET, AS MEASURED AT RIGHT ANGLES, EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST 1/4, WITH A LINE 50.0 FEET, AS MEASURED AT RIGHT ANGLES, NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST 1/4 (THE WEST LINE OF SAID SOUTHWEST 1/4 HAVING AN ASSUMED BEARING OF NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST FOR THIS LEGAL DESCRIPTION); THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID EAST LINE OF MANNHEIM ROAD, 276.87 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF LAND CONDEMNED FOR THE WIDENING OF MANNHEIM ROAD IN CASE NUMBER 65L7109, COOK COUNTY, ILLINOIS; THENCE NORTH 87 DEGREES 35 MINUTES 51 SECONDS EAST ALONG SAID LAST DESCRIBED SOUTH LINE, 11.01 FEET TO THE EAST LINE OF LAND CONDEMNED FOR THE WIDENING OF MANNHEIM ROAD IN SAID CASE NUMBER 65L7109; THENCE NORTH 00 DEGREES 13 MINUTES 18 SECONDS EAST ALONG SAID LAST DESCRIBED LINE, 248.60 FEET TO A POINT ON A LINE 575.0 FEET, AS MEASURED AT RIGHT ANGLES, NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST 1/4, SAID POINT BEING 45.0 FEET EAST OF THE INTERSECTION OF SAID LAST DESCRIBED PARALLEL LINE WITH THE WEST LINE OF SAID SOUTHWEST 1/4; THENCE NORTH 01 DEGREES 36 MINUTES 37 SECONDS EAST ALONG THE EAST LINE OF LAND CONDEMNED FOR THE WIDENING OF MANNHEIM ROAD IN CASE NO. 65L8179, CIRCUIT COURT OF COOK COUNTY, 25.86 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 404.00 FEET TO AN INTERSECTION WITH A LINE 449.69 FEET, AS MEASURED AT RIGHT ANGLES, EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST 1/4, SAID POINT BEING THE PLACE OF BEGINNING; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID LAST DESCRIBED PARALLEL LINE, 335.00 FEET TO AN INTERSECTION WITH THE SOUTHERLY LINE OF LAND CONDEMNED FOR THE WIDENING OF HIGGINS ROAD IN CASE NUMBER 65L8179; THENCE SOUTH 72 DEGREES 34 MINUTES 18 SECONDS EAST ALONG SAID LAST DESCRIBED LINE, 18.61 FEET TO AN INTERSECTION WITH THE WEST LINE OF A TRACT OF LAND DESCRIBED IN DEED DATED MAY 22, 1929 AND RECORDED

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JULY 9, 1929 AS DOCUMENT NUMBER 10422646 (SAID LINE BEING THE WEST LINE OF THE EAST 10 ACRES OF THAT PART OF THE SOUTHWEST 1/4 OF SECTION 33, AFORESAID, LYING SOUTH OF THE CENTER LINE OF HIGGINS ROAD AND WEST OF THE WEST LINE EXTENDED NORTH TO THE CENTER LINE OF SAID HIGGINS ROAD, OF THE EAST 20.62 CHAINS OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPTING THEREFROM THE RIGHT OF WAY OF THE CHICAGO AND WISCONSIN RAILROAD); THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID LAST DESCRIBED LINE, 6.29 FEET TO THE SOUTHERLY LINE OF HIGGINS ROAD, BEING A LINE 50.00 FEET, AS MEASURED AT RIGHT ANGLES, SOUTHERLY OF AND PARALLEL WITH THE CENTER LINE OF SAID ROAD; THENCE SOUTH 72 DEGREES 34 MINUTES 18 SECONDS EAST ALONG SAID SOUTHERLY LINE OF HIGGINS ROAD, 33.79 FEET TO AN INTERSECTION WITH A LINE 499.69 FEET, AS MEASURED AT RIGHT ANGLES, EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST 1/4; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST ALONG SAID LAST DESCRIBED PARALLEL LINE, 325.59 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 50.00 FEET TO THE PLACE OF BEGINNING; IN COOK COUNTY, ILLINOIS.

PARCEL 3 (EASEMENT FOR PARKING):

NON-EXCLUSIVE, PERPETUAL EASEMENT AND RIGHT-OF-WAY ON, ACROSS AND OVER THE PARKING GARAGE PARCEL AND INTO THE PARKING GARAGE AND THE PERPETUAL, NON-EXCLUSIVE AND OTHERWISE UNRESTRICTED RIGHT TO USE 184 OF THE PARKING SPACES LOCATED IN THE PARKING GARAGE FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, RIGHTS AND EASEMENTS FOR O'HARE INTERNATIONAL CENTER, DATED AS OF DECEMBER 3, 1997 AND RECORDED AS DOCUMENT 97959542, AS AMENDED BY THAT CERTAIN FIRST AMENDMENT TO AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, RIGHTS AND EASEMENTS, DATED AS OF DECEMBER 1, 1999 AND RECORDED AS DOCUMENT 00271955, AND AS AMENDED BY THAT CERTAIN SECOND AMENDMENT TO AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, RIGHTS AND EASEMENTS, DATED AS OF DECEMBER 1, 1999 AND RECORDED AS DOCUMENT 00274451, ALL IN THE OFFICIAL RECORDS OF COOK COUNTY, ILLINOIS.

PARCEL 4 (EASEMENT FOR STORM WATER DETENTION):

EASEMENT FOR THE CONSTRUCTION, RECONSTRUCTION, UPKEEP AND MAINTENANCE OF A DETENTION FACILITY FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN AGREEMENT TO PROVIDE EASEMENTS FOR STORM WATER DETENTION BASIN AND RELATED FACILITIES RECORDED JULY 17, 1985 AS DOCUMENT NUMBER 85105299 AND AS AMENDED BY SUPPLEMENT TO

AGREEMENT TO PROVIDE EASEMENTS FOR STORM WATER DETENTION BASIN AND RELATED FACILITIES, RECORDED JANUARY 14, 1987 AS DOCUMENT NUMBER 87026665 AND RE-RECORDED AS DOCUMENT NO. 87138857 OVER THE FOLLOWING SUB-SURFACE (BELOW ELEVATION 37.5 FEET U.S.G.S.) LAND:

THAT PART OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTHERLY LINE OF HIGGINS ROAD, BEING A LINE 50.00 FEET, AS MEASURED AT RIGHT ANGLES, SOUTHERLY OF AND PARALLEL WITH THE CENTER LINE OF SAID ROAD, WITH THE WESTERLY RIGHT OF WAY LINE OF THE MINNEAPOLIS, ST. PAUL AND SAULT STE. MARIE RAILROAD (FORMERLY THE CHICAGO AND WISCONSIN RAILROAD); THENCE SOUTH 14 DEGREES 51 MINUTES 36 SECONDS EAST ALONG SAID LAST DESCRIBED WESTERLY RIGHT OF WAY LINE, 200.00 FEET TO A POINT FOR A PLACE OF BEGINNING; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST ALONG A LINE PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST 1/4, 340.00 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 210.00 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 340.00 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 210.00 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 5 (EASEMENT FOR DRAINAGE):

SUB-SURFACE EASEMENT FOR THE CONSTRUCTION, RECONSTRUCTION, UPKEEP AND MAINTENANCE OF A LATERAL NOT EXCEEDING 10 FEET IN WIDTH AND SUB-SURFACE EASEMENT FOR THE CONSTRUCTION, RECONSTRUCTION, UPKEEP AND MAINTENANCE OF A SANITARY SEWER, BOTH AS DEFINED AND LIMITED IN AGREEMENT TO PROVIDE EASEMENTS FOR WATER DETENTION BASIN AND RELATED FACILITIES, RECORDED JULY 17, 1985 AS DOCUMENT NUMBER 85105299, IN COOK COUNTY, ILLINOIS AND AS AMENDED BY SUPPLEMENT TO AGREEMENT TO PROVIDE EASEMENTS FOR STORM WATER DETENTION BASIN AND RELATED FACILITIES, RECORDED JANUARY 14, 1987 AS DOCUMENT NO. 87026665, OVER THE LAND DESCRIBED IN EXHIBIT 3 TO THE AFOREMENTIONED SUPPLEMENT TO AGREEMENT TO PROVIDE EASEMENTS FOR STORM WATER DETENTION BASIN AND RELATED FACILITIES, RECORDED JANUARY 14, 1987 AS DOCUMENT NO. 87026665 AND RE-RECORDED AS DOCUMENT NO. 87138857.

PARCEL 6 (EASEMENT FOR INGRESS AND EGRESS):

EASEMENT FOR INGRESS AND EGRESS OF VEHICULAR AND PEDESTRIAN TRAFFIC FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN EASEMENT AGREEMENT RECORDED MARCH 25, 1986 AS DOCUMENT NO. 86113918 OVER AND UPON THE FOLLOWING:

THAT PART OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EAST LINE OF MANNHEIM ROAD, BEING A LINE 33.0 FEET, AS MEASURED BY RIGHT ANGLES, EAST OF AND PARELLEL WITH THE WEST LINE OF SAID SOUTHWEST 1/4, WITH A LINE 50 FEET, AS MEASURED AT RIGHT ANGLES, NORTH OF AND PARELLEL WITH THE SOUTH LINE OF SAID SOUTHWEST 1/4 (THE WEST LINE OF SAID SOUTHWEST 1/4 HAVING AN ASSUMED BEARING OF NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST FOR THIS LEGAL DESCRIPTION); THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID EAST LINE OF MANNHEIM ROAD, 276.87 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF LAND CONDEMNED FOR THE WIDENING OF MANNHEIM ROAD IN CASE NO. 65L7109, CIRCUIT COURT OF COOK COUNTY, ILLINOIS; THENCE NORTH 87 DEGREES 35 MINUTES 51 SECONDS EAST ALONG SAID LAST DESCRIBED SOUTH LINE, 11.01 FEET TO THE EAST LINE OF LAND CONDEMNED FOR THE WIDENING OF MANNHEIM ROAD IN SAID CASE NO. 65L7109; THENCE NORTH 00 DEGREES 13 MINUTES 18 SECONDS EAST ALONG SAID LAST DESCRIBED LINE, 248.60 FEET TO A POINT ON A LINE 575.0 FEET, AS MEASURED AT RIGHT ANGLES, NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST 1/4, SAID POINT BEING 45.0 FEET EAST OF THE INTERSECTION OF SAID LAST DESCRIBED PARALLEL LINE WITH THE WEST LINE OF SAID SOUTHWEST 1/4; THENCE NORTH 01 DEGREES 36 MINUTES 37 SECONDS EAST ALONG THE EAST LINE OF LAND CONDEMNED FOR THE WIDENING OF MANNHEIM ROAD IN CASE NO. 65L8179, CIRCUIT COURT OF COOK COUNTY, 25.86 FEET, THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 146.96 FEET FOR A POINT OF BEGINNING; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 55 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 41.00 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 53.00 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG A CURVED LINE CONVEX NORTHWESTERLY, HAVING A RADIUS OF 65.00 FEET AND BEING TANGENT TO SAID DESCRIBED LINE AT SAID LAST DESCRIBED POINT, AN ARC DISTANCE OF 126.68 FEET (THE CHORD OF SAID ARC BEARS SOUTH 34 DEGREES 09 MINUTES 57 SECONDS WEST, 107.56 FEET); THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 54.59 FEET; THENCE SOUTH 48 DEGREES 38 MINUTES 28 SECONDS WEST, 46.91 FEET TO A POINT ON THE EAST LINE OF MANNHEIM ROAD AS WIDENED BY CONDEMNATION CASE NO. 65L7109, SAID POINT BEING 113.45 FEET, AS MEASURED ALONG SAID EAST LINE OF MANNHEIM ROAD AS WIDENED, NORTH OF THE SOUTHEAST CORNER OF LAND CONDEMNED FOR SAID WIDENING IN CASE NO. 65L7109; THENCE NORTH 00 DEGREES 13 MINUTES 18 SECONDS EAST ALONG SAID EAST LINE OF MANNHEIM ROAD AS WIDENED, 110.00 FEET; THENCE SOUTH 48 DEGREES 17 MINUTES 42 SECONDS EAST, 46.60 FEET; THENCE NORTH 41 DEGREES 31 MINUTES 59 SECONDS EAST, 87.11 FEET; THENCE NORTH 73 DEGREES 05 MINUTES 34 SECONDS EAST, 57.74 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.