

UNOFFICIAL COPY

00326507

7202, 0109 49 001 Page 1 of 5  
2000-05-09 13:45:02  
Cook County Recorder 29.50

REQ-7295



**MEMORANDUM OF LEASE**

**-between-**

**THE LURIE COMPANY, as Landlord**

**-and-**

**PROXICOM, INC., as Tenant**

**DATED: March 27, 2000**

**SECTION: 16**

**BLOCK: 96**

**LOT: East 1/2 of Lot 2, Lot 3 and p/o Lot 4 lying west of the west line of LaSalle Street**

**COUNTY: Cook**

**STREET ADDRESS: 120 South LaSalle Street  
Chicago, Illinois**



**Record and Return to:**

Return acknowledgment to:



**Capitol Services, Inc.**  
P.O. Box 6300 Albany, New York 12206  
1-800-662-0171

27048FA

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## MEMORANDUM OF LEASE

THIS MEMORANDUM OF LEASE, made this 27<sup>th</sup> day of March, 2000, between THE LURIE COMPANY, a California corporation having an address at 120 South LaSalle Street, Chicago, Illinois 60603 ("Landlord"), and PROXICOM, INC., a Delaware corporation having an address at 11600 Sunrise Valley Drive, Reston, Virginia 20191 ("Tenant").

### WITNESSETH THAT:

Pursuant to a certain lease agreement between Landlord and Tenant dated March 27, 2000 (the "Lease"), Landlord for and in consideration of One (\$1.00) Dollar and other good and valuable consideration has demised and leased to Tenant 26,104 Rentable Square Feet (as defined in the Lease) on the twenty first (21<sup>st</sup>) floor; 26,510 Rentable Square Feet on the twenty second (22<sup>nd</sup>) Floor, and 16,300 Rentable Square Feet on the twenty third (23<sup>rd</sup>) floor consisting of a total of 68,914 Rentable Square Feet of space in the building (the "Building") known as 120 South LaSalle Street, located on that certain lot, piece or parcel of land in the City of Chicago, County of Cook, and State of Illinois, which land is described in Exhibit "A" attached hereto and by this reference made a part hereof.

**TO HAVE AND TO HOLD** the same for a term of eleven (11) years and six (6) months beginning October 1, 2000 and ending March 31, 2012 unless sooner terminated or further extended as provided in the Lease.

Subject to the terms and provisions of the Lease, Tenant shall have the right and option to extend the term of the Lease for a period not to exceed five (5) years from the expiration of the term thereof.

Subject to the terms and provisions of the Lease, Tenant shall have expansion options with regard to leasing (i) 10,936 Rentable Square Feet on the eighteenth (18th) floor of the Building, and (ii) 14,678 Rentable Square Feet on the eighteenth (18th) floor of the Building.

Subject to the terms and provisions of the Lease, Tenant shall have the continuous Right of First Offer (as defined in the Lease) to lease space on the sixteenth (16th) through the twentieth (20th) floors of the Building which becomes vacant and available for leasing during the term of the Lease.

This Memorandum of Lease is intended to provide constructive notice of the existence and terms of the Lease, and in no way modifies or amends the Lease. If any provisions of this Memorandum of Lease conflict with those of the Lease, the Lease terms shall prevail.

00326507

# UNOFFICIAL COPY

IN WITNESS WHEREOF, this Memorandum of Lease has been duly executed as of the day and year first above written.

WITNESSES:

Elizabeth Beck

THE LURIE COMPANY, a  
California corporation

By: H. Michael Kurzman  
Name: H. Michael Kurzman  
Title: Executive Vice President

WITNESSES:

Lisa M Camera

PROXICOM, INC., a  
Delaware corporation

By: Kenneth Vorpey  
Name: Kenneth Vorpey  
Title: CFO & EVP

00386507

# UNOFFICIAL COPY

STATE OF Illinois  
COUNTY OF Cook ) SS.:

On the 29th day of March in the year 2000 before me, the undersigned, a Notary Public in and for said State, personally appeared H. Michael Kurzman, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her, their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.



Karen A. Toth  
Notary Public

00-2223307

STATE OF Virginia  
COUNTY OF Fairfax ) SS.:

On the 27th day of March in the year 2000 before me, the undersigned, a Notary Public in and for said State, personally appeared Kenneth Tarpey, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her, their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Kenneth Tarpey  
Notary Public  
Exp: 10/31/04

# UNOFFICIAL COPY

## EXHIBIT A

### LEGAL DESCRIPTION

THE EAST 1/2 OF LOT 2, ALL OF LOT 3 AND THAT PART OF LOT 4 LYING WEST OF THE WEST LINE OF LASALLE STREET (EXCEPT THE SOUTH 10 FEET OF SAID LOTS TAKEN FOR ALLEY) IN BLOCK 96 IN SCHOOL SECTION ADDITION TO CHICAGO IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN # 17-16-2100070000

Property of Cook County Clerk's Office

00326507