



**THIS INSTRUMENT WAS PREPARED BY AND
AFTER RECORDING RETURN TO:**

ARNOLD WEINBERG
KATZ RANDALL WEINBERG & RICHMOND
333 West Wacker Drive, Suite 1800
Chicago, Illinois 60606

KRWR File No. 10380.00200

Box 340

MEMORANDUM OF LEASE

Notice is hereby given that OliverMcMillan Glenview, LLC, a California limited liability company ("**Landlord**"), and Ulta Salon, Cosmetics & Fragrance, Inc., a Delaware corporation ("**Tenant**"), have entered into a Shopping Center Lease (the "**Lease**") dated May 16, 2003, pertaining to certain premises outlined and crosshatched on **Exhibit A** attached hereto and located within the real property described in **Exhibit B** attached hereto (the "**Shopping Center**"). The initial term of such Lease is ten (10) years, and Tenant has the option to extend such term for up to two (2) renewal periods of five (5) years each. Among other things, the Lease grants to Tenant the right along with Landlord and other tenants in the Shopping Center to use the Common Areas depicted on **Exhibit A**, including without limitation roads, driveways, sidewalks and parking areas, and except as set forth in the Lease, prohibits other tenants from primarily engaging in the sale of cosmetics, beauty products, fragrances, professional care products and skin care products.

IN WITNESS WHEREOF, Landlord and Tenant have executed this Memorandum of Lease as of the 16th day of May, 2003.

UNOFFICIAL COPY

LANDLORD:

OLIVERMcMILLAN GLENVIEW, LLC, a California limited liability company

By: OliverMcMillan Group, LLC, a California limited liability company, Manager

By: *Morgan Dene Olive*
Name: *Morgan Dene Olive*
Its: *CEO*

TENANT:

ULTA SALON, COSMETICS & FRAGRANCE, INC., a Delaware corporation

By: *Charles R. Weber*

Name: Charles R. Weber
Its: Executive Vice President & COO/CFO

By: *George L. Frye*

Name: George L. Frye
Its: Vice President of Real Estate

PROPERTY OF COOK COUNTY CLERK'S OFFICE

UNOFFICIAL COPY

Acknowledgment of Landlord

STATE OF CALIFORNIA)
) ss:
COUNTY OF SAN DIEGO)

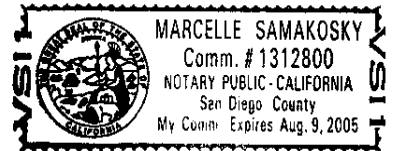
On this 28th day of May, 2003, before me, the undersigned officer, personally appeared MORGAN DENE OLIVER, who acknowledged himself/herself to be the CEO of OliverMcMillan Group, LLC, a California limited liability company, the manager of OliverMcMillan Glenview, LLC and that he/she, as such being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing such instrument in such capacity.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Marcelle Samakosky
Notary Public

My Commission Expires:

8/9/05



Acknowledgment of Tenant

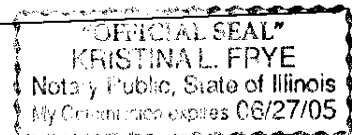
STATE OF Illinois)
) ss:
COUNTY OF Case)

On this 19th day of May, 2003, before me the undersigned personally appeared Charles R. Weber and George L. Frye who acknowledged that they are, respectively, the Executive Vice President and COO/CFO and the Vice President of Real Estate of Ulta Salon, Cosmetics & Fragrance, Inc., that they as such officers being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing such instrument in such capacity.

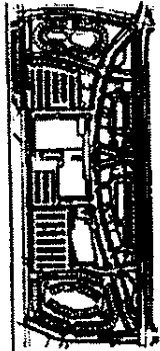
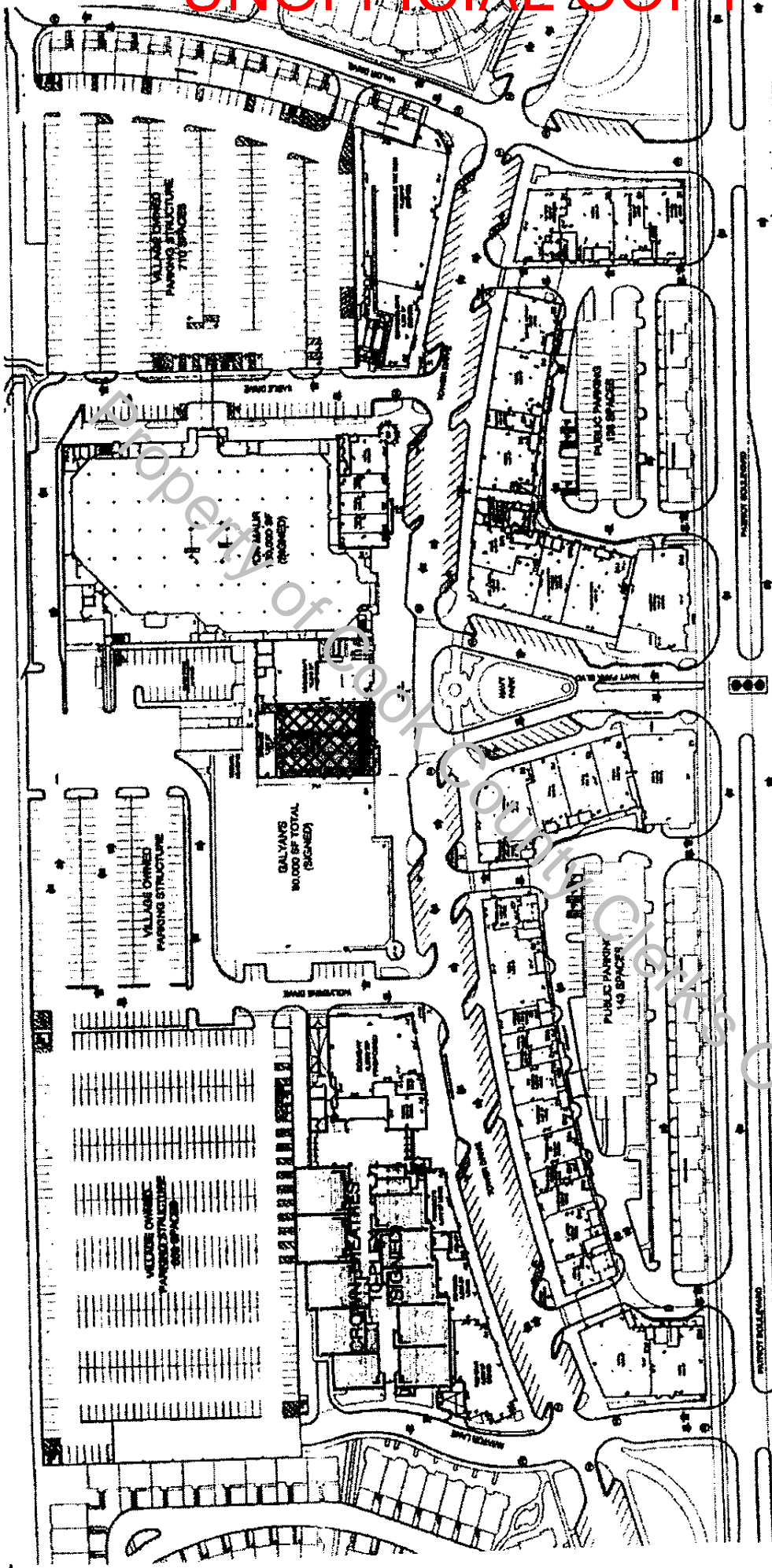
IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Kristina L. Frye
Notary Public

My Commission Expires:



UNOFFICIAL COPY



SIGNED - SIGNED LEASE
 LEASE - LEASE IN NEGOTIATION
 LOI - LOI IN NEGOTIATION
 PROP - PROPOSED LOCATION



OliverMcMillan ✪
GLEN TUZAN CENTER
GLENVIEW, ILLINOIS

V.28 - May 12, 2003

OliverMcMillan ✪
GLEN TUZAN CENTER
GLENVIEW, ILLINOIS



UNOFFICIAL COPY

EXHIBIT B

Legal Description of the Project

PARCEL 1: LOTS 2, 4, 6, 8, 10, 12 THROUGH 15, AND 17 THROUGH 22, IN GLEN TOWN CENTER, A RESUBDIVISION OF LOT 3 IN GNAS MIXED USE RETAIL CENTER, IN THE WEST ½ OF SECTION 27, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER 0020733381, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR PARKING, ACCESS, UTILITY, AND CONSTRUCTION, AS SET FORTH IN DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED JULY 2, 2002, AS DOCUMENT 0020733381 BY THE VILLAGE OF GLENVIEW AND OLIVER McMILLAN GLENVIEW, LLC.

PARCEL 3: BLANKET PEDESTRIAN EASEMENT FOR THE BENEFIT OF PARCEL 1 AND OTHER PROPERTY OVER AND ACROSS LOT 1 IN GNAS MIXED USE SUBDIVISION, AS CONTAINED IN PLAT RECORDED SEPTEMBER 27, 2001 AS DOCUMENT NO. 0010905146

PARCEL 4: VEHICULAR INGRESS AND EGRESS EASEMENT FOR THE BENEFIT OF PARCEL 1 OVER AND ACROSS PART OF LOT 4 IN GNAS MIXED USE SUBDIVISION, AS CONTAINED IN PLAT RECORDED SEPTEMBER 27, 2001 AS DOCUMENT NO. 0010905146.

Located at Tower Drive and Navy Park Boulevard, Glenview, IL
formerly known as the Glenview Naval Air Station

Permanent Index Number: 04-27-103-007