

SHORT FORM OF LEASE

THIS SHORT FORM OF LEASE is made as of the 23rd day of November, 1994 between AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 15, 1991 AND KNOWN AS TRUST NUMBER 114-779-08 c/o 2700 Sanders Road, Prospect Heights, Illinois 60070 (hereinafter called "Landlord"), and DAVE & BUSTER'S, INC., a Delaware corporation, c/o 501 N. Broadway, St. Louis, Missouri 63102 Attention: Legal Department (hereinafter called "Tenant").

DEPT-01 RECORDING \$49.50
T60011 TRAN 4899 12/12/94 14:14:00
#1822 RV *-04-036056
COOK COUNTY RECORDER

RECITALS:

A. Landlord and Tenant have entered into a Lease (the "Lease") of even date with this Short Form of Lease for the Demised Premises (as hereinafter defined) delineated on the Lease Plan attached hereto as Exhibit A (the "Lease Plan") situated at the real estate and improvements legally described on Exhibit B attached hereto (the "Project"). All defined terms in the Lease shall have the same meaning when used in this Short Form of Lease, unless otherwise defined.

B. Landlord and Tenant desire to give record notice of the Lease and the terms thereof and the conveyance of the Demised Premises and appurtenant rights and easements to Tenant.

ARTICLE I

Section 1.1 Demising of Premises.

Landlord, in consideration of the rents to be paid and the covenants and agreements to be performed by Tenant, conveys and leases to Tenant, and Tenant accepts and leases from Landlord, certain premises located in the street level and second floor of the Building and delineated on the Lease Plan (the "Demised Premises"), consisting in the aggregate of approximately 58,000 square feet of floor area (the "Demised Premises Square Footage"), together with the following rights for the term of the Lease which are intended by Landlord and Tenant to be easements appurtenant to the Demised Premises:

- (i) the right of Tenant, Tenant's subtenants, licensees and concessionaires and their respective customers, invitees, contractors, agents and employees
 - (A) to the exclusive use of the area located in the rear of the Building and designated as such on the Lease Plan for staging, deliveries, trash disposal and for placing a trash dumpster/compactor.
 - (B) to the exclusive use of the existing passenger elevator serving Tenant's lobby area and the first level of the parking garage.
 - (C) to the exclusive use of the existing service elevator located at the rear of and serving the Demised Premises,

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- (D) to the exclusive use of the exits, exit corridors and stairwells serving only the Demised Premises.
- (E) to the exclusive use of the entrance canopy which Tenant may install at the main entrance to the Demised Premises, in the location shown in various configurations on Exhibit F attached to the Lease and as described in the Plans and Specifications, subject to the rights of the public generally.
- (F) to the use of the cab stand (to be located within the area delineated on the Lease Plan) and the sidewalk area in front of the Demised Premises, both subject to the rights of the public generally.
- (G) the right to the use of the following number of parking spaces in the parking garage:

<u>Time</u>	<u>Number of Spaces</u>
Between 8:00 a.m. and 5:00 p.m., Monday through Friday	63 spaces
Between 8:00 a.m. and 5:00 p.m., Saturday and Sunday	93 spaces
After 5:00 p.m. until at least one (1) hour after closing, every day of the week	100 spaces

The use of the parking spaces in the parking garage in the Building shall be on a "first-come, first-serve" self park basis (meaning that no less than the number of spaces specified above in the parking garage will be made available every day and night to the general public on an hourly in and out basis and not occupied [i.e., although a parking space may be utilized by more than one person because of different periods of use, the resulting actual occupancy will not diminish the number of spaces required to be made available to Tenant by this Section] on a daily, weekly, monthly or other long term basis and that the parking garage will remain open to the general public for at least two hours after Tenant closes for business for the day with the ability to exit the parking garage on a twenty-four hour basis). The customers and invitees of Tenant, Tenant's subtenants, licensees and concessionaires shall receive a discount upon validation at Tenant's Demised Premises of the greater of either (1) one-third (1/3) off the normal advertised hourly in and out rate for parking during any time period or (2) the highest discount upon validation offered to any other user of the parking garage off the normal advertised hourly in and out rate for parking during any time period (excluding the one hour free parking upon validation offered to invitees of the tenant of the Multiplex Premises who apply for membership to the health club operated from the Multiplex Premises) but in all cases, after application of such discount upon validation, resulting in an hourly in and out rate of not more than \$2.75

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for one hour or less, \$3.75 for over one hour but less than two hours and \$4.75 for more than two hours but less than ten hours during daytime hours; after 5.00 p.m., the normal advertised hourly in and out rate for such customers and invitees shall never be greater than \$3.75, in all instances plus tax, for the first three years of the Term; thereafter, the hourly in and out rates described above for self park parking shall not increase more than 33¢ per hour in any five (5) year period.

- (H) to the exclusive use of the Equipment Premises on the roof, to install, maintain and operate the Equipment, as defined in and subject to the conditions specified in Section 8.3, together with the right of access to the Equipment Premises and connection of the Equipment with the Demised Premises;
- (ii) the right of Tenant, Tenant's agents, employees and contractors, to be the sole operator of the dedicated valet parking and customer drop-off area on Clark Street (to be located within the area delineated on the Lease Plan), which valet parking and customer drop-off area shall be run by Tenant, or Tenant's agents, employees or contractors for the sole benefit and exclusive use of the agents, employees, contractors, customers and invitees of Tenant, and of Tenant's subtenants, licensees and concessionaires;
- (iii) the right of Tenant, Tenant's subtenants, licensees and concessionaires, their respective customers, invitees, contractors, agents and employees, to the non-exclusive use of the exits, exit stairwells and corridors used in common with other tenants or occupants and their respective invitees and customers of the Building, vent ducts, Building utility systems and other facilities or areas of the Building or Project designated by Landlord from time to time for use in common by Building tenants and occupants and their respective invitees and customers subject, however, to the terms and conditions of the Lease. Notwithstanding the foregoing, Landlord may connect emergency exit stairwells from higher floors in the Building with emergency exit stairwells serving the Premises in the locations established by Tenant in the Plans and Specifications; and
- (iv) the right to install, run, maintain, repair and replace pipes, duct shafts and utility lines through other premises in the Building in the locations specified on the Lease Plan or as previously disclosed to and approved by Landlord and in the Plans and Specifications and in locations which, in Landlord's reasonable judgment, will not materially and adversely interfere with the business of other tenants in the Project.
- (v) the right of Tenant, Tenant's subtenants, licensees and concessionaires and their respective customers, invitees, contractors, agents and employees to the use of no less than 150 parking spaces on a "first come, first serve" attended basis in the parking facility located in the building directly across Clark Street from the Demised Premises at 1025 N. Clark Street, Chicago, Illinois ("Offsite Parking Facility") leased, by Landlord from U.S. Life Real Estate Services Corporation ("US Life") under a written agreement (the "Offsite Parking Lease"). The Offsite Parking Lease, among other provisions, shall expressly provide that:

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- (A) Tenant, Tenant's subtenants, licensees and concessionaires and their respective customers and invitees shall pay an hourly in and out rate for parking no greater than that provided in Section 1.1(i)(G) above;
- (B) the Offsite Parking Facility will be attended and will remain open to the general public for at least two hours after Tenant closes for business for the day;
- (C) the Offsite Parking Lease may not be terminated until Tenant has first been given written notice specifying the default and no less than fifteen (15) days to cure a monetary default and thirty (30) days to cure a non-monetary default (or, if not capable of cure within thirty (30) days, for such period of time reasonably required by Tenant to cure the default, provided that Tenant commences to cure within the thirty (30) day period and diligently pursues cure to completion);
- (D) if the Offsite Parking Lease is rejected or terminated pursuant to a bankruptcy or insolvency proceeding of the then current tenant, the then current landlord under the Offsite Parking Lease shall offer to Tenant for a period of ninety (90) days after such termination or rejection the option to enter into a new lease for the balance of the term of the Lease on the same covenants and conditions as the Offsite Parking Lease;
- (E) the Offsite Parking Lease shall expressly acknowledge that Tenant is a third-party beneficiary of these provisions;
- (F) the Offsite Parking Facility shall be rebuilt after damage caused by a casualty loss to a comparable configuration with respect to the minimum required parking spaces as long as the Lease and any remaining option periods have at least three (3) Lease Years remaining during the term of the Lease;
- (G) the term of the Offsite Parking Lease shall be co-terminus with the Term including any options; and
- (H) the landlord and the tenant under the Offsite Parking Lease shall record a memorandum of the Offsite Parking Lease against the real property on which the Offsite Parking Facility is located.

If 150 parking spaces are not available in the Offsite Parking Facility from and after the Commencement Date, at any time thereafter Landlord may replace such spaces with parking spaces in the Building on the terms provided in 1.1(i)(G) above and remain in compliance with the requirements of this Section 1.1(v). Further, notwithstanding anything contained in Section 18.3 of the Lease to the contrary, if Tenant cures a default by Landlord under the Offsite Parking Lease pursuant to Section 1.1(v)(c) above, or is forced to enter into a new lease to protect its rights to spaces in the Offsite Parking Facility under Section 1.1(v)(d) above, then Landlord shall reimburse Tenant within thirty (30) days after Tenant has made written demand for all costs and expenses incurred by Tenant (including reasonable attorney's fees and litigation expenses) under these circumstances

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together with invoices supporting the demand. If Landlord fails to reimburse Tenant, then Tenant may recover all such amounts with interest for any delinquency at the Default Rate from next succeeding payments of Annual Rent until the unreimbursed amount plus accrued interest is fully paid. Tenant understands that as of the date of the Lease, Landlord has not yet concluded the Offsite Parking Lease on the terms and conditions required by this Section 1.1(v). Tenant agrees that if Landlord is unable to conclude the Offsite Parking Lease on the terms and conditions contained in this Section on or before one hundred and twenty (120) days after the date of execution of the Lease, then such failure shall not constitute a Default, but as the sole remedy for such occurrence, Landlord shall either (i) elect to provide the required one hundred and fifty (150) parking spaces in the Building or (ii) shall terminate the Lease by giving written notice to Tenant no later than thirty (30) days after the expiration of said one hundred and twenty (120) day period. If Landlord fails to give this notice of termination, then it will be conclusively presumed that Landlord has agreed to supply the additional one hundred and fifty (150) parking spaces in the Building and Section 1.1(v)(G) will be amended to increase the number of spaces accordingly.

The use of the easement rights specified in (i), (ii), (iii) and (iv) above shall be subject to commercially reasonable rules and regulations imposed in a non-discriminatory manner by Landlord, which will not adversely affect Tenant's normal business operations in the Demised Premises.

Landlord and Tenant shall remeasure the Demised Premises to determine the actual number of square feet of floor area within twenty (20) days after final approval of the Plans and Specifications and the Demised Premises Square Footage shall then equal this revised number. In measuring the Demised Premises, floor area shall not include the elevators (and shafts) and stairwells not exclusively serving the Demised Premises, shear walls, any open area above the ground floor lobby, second floor mezzanine level office space, one-half of the floor area of the columns, and shall be measured from the interior face of exterior walls to the centerline of demising walls. Upon completion of the remeasurement, Landlord and Tenant shall execute a supplement to the Lease establishing Tenant's Proportionate Share of Real Estate Taxes, of Building Land Real Estate Taxes, of Apartment Tower Land Real Estate Taxes and of Building Insurance Premiums, Annual Net Rent and other matters which are derived from the Demised Premises Square Footage.

Section 1.2 Grant of Easements and Creation of Rights in the Project.

Landlord acknowledges that the continued existence of the rights enumerated in Section 1.1 as being easements appurtenant to the Demised Premises, the continued existence of the parking garage, the availability of the number of parking spaces contained in the parking garage, and in the Offsite Parking Facility pursuant to the Offsite Parking Lease, the obligation of Landlord to rebuild and restore the Demised Premises and the Building set forth in Articles 16 and 17, the obligation of Landlord to manage and operate the Project as specified in Section 8.1 and Section 8.2 and the restrictive covenants set forth in Section 11.2 are of the utmost importance to Tenant. Landlord further acknowledges that Tenant is executing the Lease in reliance on the continuation of these rights as easements appurtenant to the Demised Premises throughout the term of the Lease, subject to the terms and conditions of Articles 16 and 17, and that the continuation of these rights is a material element inducing Tenant to execute the Lease. To preserve the continued existence of these rights, Landlord and Tenant hereby agree and

intend that the foregoing rights shall run with the Project for the term of the Lease and shall be binding upon any entity or person who succeeds to all or any portion of Landlord's interest or estate in the Project. Landlord further agrees that any conveyance of all or any portion of its estate or interest in the Project to any entity or person, whether by operation of law, by foreclosure, or voluntarily, shall expressly be made subject to the continued existence of the foregoing rights until the term of the Lease has expired or is sooner terminated. Any person or entity succeeding to all or any estate or interest of Landlord in the Project subject to these rights shall specifically assume in writing the obligation to maintain and perform the foregoing rights for the benefit of Tenant and the Demised Premises. To provide record notice of this understanding, contemporaneously with the execution and delivery of the Lease, Landlord and Tenant agree to execute, deliver and record this Short Form of Lease against the entire Project, binding the entire Project to the rights and obligations enumerated in the Section 1.2 for the term of the Lease.

ARTICLE 2

Section 2.1 Term of Lease

The term of the Lease shall begin on the Commencement Date (as defined in Section 2.2), and shall, subject to the other provisions contained in the Lease, terminate on the last day of January of the twentieth (20th) Lease Year of the term thereof. For purposes of the Lease, a Lease Year shall be the twelve-month period commencing on February 1st and terminating on the last day of the following January, except however, that if the Commencement Date shall be other than February 1st the "First Lease Year" shall be the period commencing on the Commencement Date and terminating on the last day of the second January thereafter, and the Lease shall then terminate, unless extended, on the twentieth anniversary of the last day of the First Lease Year (the "Expiration Date").

Section 2.2 Commencement Date

The "Commencement Date" shall mean the earlier of (i) the date on which Tenant shall commence to conduct business on the Demised Premises (i.e., the Grand Opening, as opposed to a so-called "soft opening" not to exceed a ten (10) day period for conducting benefit events and for "shakedown purposes"); or (ii) one hundred twenty (120) days after the "Substantial Completion Date" (as defined in Section 6.3).

ARTICLE 3

Section 3.1 Right to Extend

Tenant shall have the right, at its election, to extend the original term of the Lease for two (2) successive additional periods of five (5) years each. Each additional option period shall be exercisable upon the following terms and conditions:

- (a) Tenant shall give Landlord written notice of such election to extend the term of the Lease not later than twelve (12) months prior to the expiration of the original term or the first extended term;

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(b) At the time of exercise of such election, and again at the time the extended term begins, Tenant shall not be in default with respect to any material term under the Lease beyond any applicable grace or notice periods; and

(c) Each such extended term shall be upon the same terms and conditions as during the original term hereof, except that Tenant shall have no further election to extend the term of the Lease beyond the second extended term and Tenant shall pay to Landlord and Landlord shall accept Annual Net Rent during such additional terms at the yearly rate of Fifteen and No/100 Dollars (\$15.00) times the Demised Premises Square Footage during the first extension term, and at the yearly rate of Seventeen and No/100 Dollars (\$17.00) times the Demised Premises Square Footage during the second extension term, all payable in twelve equal monthly installments, in advance, on the first day of each calendar month occurring during an extended term, and prorated for the fractional portion of any month.

If Tenant elects to exercise any such option to extend, the term of the Lease shall be automatically extended for the period of such additional term without necessity for the execution of any instrument to effect the same, and in such event the phrases "the term of the Lease" and "the term hereof" or the defined term "Term" as used in the Lease shall include such additional term.

ARTICLE 4

Section 4.1 Building Exterior and Services.

In addition to the Landlord's obligations under Section 7.1, Landlord shall operate, manage, equip, light and maintain the exterior of the Project and the front sidewalk and the rear delivery area of the Project and the parking garage in accordance with the standards of a first-class commercial and residential development located in Chicago, Illinois. Further, Landlord shall not construct nor permit any other tenant or occupant of the Building or Project to construct or install signs on the exterior of the Building unless in substantial conformance with the Lease. Tenant, and Tenant's agents, employees and contractors shall have the non-exclusive right and license of access over any portion of the Building and Project necessary to perform any of Tenant's Construction or any of Tenant's repair obligations specified in the Lease.

Section 4.2 Microwave Transmission and Other Communication Equipment.

Landlord hereby grants Tenant the right, for the term, at Tenant's cost and expense, to install, maintain and operate communication equipment (collectively the "Equipment") on the roof of the Building at locations designated by Landlord and accepted by Tenant (the "Equipment Premises") and to provide access for communications and electrical wires and conduits from the Demised Premises to and from the Equipment on the terms and conditions provided in Section 8.3 of the Lease.

Section 4.3 Use.

Tenant may use the Demised Premises for any lawful purpose and shall also have the exclusive use of the area of the entrance canopy designated for Tenant and shown in various configurations on Exhibit "F" of the Lease, the exclusive use of the delivery, staging and

dumpster/compactor area shown on Exhibit B and the sole right to operate the valet parking and customer drop-off area for the exclusive benefit of Tenant and Tenant's agents, employees, contractors, customers and invitees. Tenant shall have the right to use the sidewalk area for the purposes specified in the Lease and the cab stand, both subject to the rights of the public. Tenant shall not use the Demised Premises for purposes which may be deemed noxious such as, for example, a "head" shop or other store selling "drug" paraphernalia or a pornography store or a massage parlor. Tenant shall initially operate the Demised Premises for the purpose of conducting and operating an entertainment-recreation-amusement-restaurant-bar complex (initially intended to be operated under the Dave and Buster's trade name) providing goods and services, which goods and services may include, but not be limited to, the provision, sale, rental and use for pecuniary consideration, of video games, so-called arcade games, rides and amusements, billiards, golf, play-for-fun blackjack (if permitted by state or local law), bowling, dance, nightclub and other amusements, food, beverages (alcoholic and non alcoholic), party and catering facilities and play areas (some of which games, rides, etc. may provide for the opportunity to win prizes and/or other benefits, e.g., additional free games, by direct reward or through any other method, either directly or via a process of redemption). The parties hereto recognize that this type of complex is in a constantly evolving state, as is the entertainment-recreation-amusement industry, in general. Accordingly, Landlord hereby grants to Tenant the right to provide, sell, rent or use any game, ride, amusement, food concept, play area or other entertainment-recreation-amusement concept which is used from time to time by any other operation of Tenant or any affiliate of Tenant or any competitor of Tenant in the entertainment-recreation-amusement industry. Moreover, Tenant, at Tenant's sole cost and expense, may utilize that portion of the outdoor space in front of the Demised Premises delineated on the Lease Plan for seasonal use for any lawful purpose including a restaurant, bar, dance, picnic area, observation area, sporting area or otherwise, provided that Tenant obtains all required permits, furnishes and maintains commercially reasonable public liability insurance and the seasonal use does not encroach on areas directly in front of the demised premises of other ground floor tenants in the Building.

Section 4.4 Restrictive Covenant.

Anything in the Lease to the contrary notwithstanding, commencing with the date that Landlord first acquired title to the Project and extending throughout the Term thereof and including any extensions of the Lease, Landlord shall not permit nor make a lease in excess of five thousand (5,000) square feet with any other person, corporation, partnership or entity to use any portion of the Project (specifically including, without limitation, the Multiplex Premises) or any other property owned or controlled by Landlord or any affiliate of Landlord within a one (1) mile radius of the Project (the "Restriction Area") for the operation of an entertainment-recreation-amusement complex, for the sale, use or provision of so-called virtual reality games, bowling, golf simulation, or billiards, for the sale of alcoholic beverages where such sales exceed forty percent (40%) of the total sales for such premises; for dancing (as a regular venue); for live entertainment (with a cover charge or with or without a cover charge with more than three entertainers and/or musicians); or for any uses which might bring the Building into disrepute. Further, Landlord shall not permit nor make a lease of any size with any other person, corporation, partnership or entity to use any portion of the Project (specifically including, without limitation, the Multiplex Premises) or any other property owned or controlled by Landlord or any affiliate of Landlord within the Restriction Area for the sale, use or provision of video games or so-called arcade games or for an arcade or game room (with five or more coin, token or attendant-operated video, pinball or other arcade or carnival games, billiard tables or other amusements). Agreements for possession or use, including, without

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limitation, leases, subleases, licenses, concessions or management agreements, although in the name of separate legal entities or persons, but which legal entities or persons in fact are controlled by or under the common control of one legal entity or person, shall be combined to determine if the five thousand (5,000) square foot limitation referred to above has been breached.

Section 4.5 Radius Restriction

During the term of the Lease, Tenant agrees not to operate within the Restriction Area a restaurant-bar-entertainment recreation-amusement complex under the tradename "Dave and Buster's", or under any other trade name adopted by Tenant for all of the Dave and Buster's operations nationwide. In addition, Tenant agrees not to operate any restaurant or bar of thirty thousand (30,000) square feet or more within the Restriction Area, unless such restaurant or bar operation arises in connection with the merger or consolidation with, or the acquisition by Tenant of, a controlling interest in an entity, or the acquisition of substantially all of the assets of some entity or person, which entity or person has operations other than just the operation in the Restriction Area.

ARTICLE 5

Section 5.1 Repairs and Restoration and Availability of Proceeds

Landlord agrees that in the event of the damage or destruction of the Demised Premises or the Building, Landlord forthwith shall proceed to repair, restore, replace or rebuild the Building and Demised Premises (including all work comprising Tenant's Construction and any other improvements made thereto by Tenant) as required by the Lease. Landlord and Tenant for themselves, their successors in interest and assigns, and for any lender claiming any interest granted by Landlord or Tenant, agree that the proceeds of insurance and of any condemnation award shall be made available for repair, restoration, rebuilding or replacement or to compensate Landlord and Tenant as provided in the Lease.

ARTICLE 6

Section 6.1 Right of First Offer

Tenant has a right of first offer to Lease certain ground floor space delineated on the Lease Plan attached to the Lease, on the terms and conditions contained in Article 22 of the Lease.

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IN WITNESS WHEREOF, the parties hereto have executed this Short Form of Lease the day and year first above written by their respective officers thereunto duly authorized.

LANDLORD:

AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, as Trustee as aforesaid

ATTEST

By: [Signature]
Name: _____
Title: _____

By: [Signature]
Name: _____
Title: _____

TENANT:

DAVE & BUSTERS, INC., a Delaware corporation

ATTEST:

By: [Signature]
Name: Thomas M. Felner
Title: Assistant Secretary

By: [Signature]
Name: Mark L. Litow
Title: Vice President

Prepared by and after recording return to:

Jeffrey N. Owen
Rudnick & Wolfe
203 North LaSalle Street
Suite 1800
Chicago, Illinois 60601

Permanent Real Estate Index Numbers:

- 17-04-422-015
- 17-04-422-016
- 17-04-422-017
- 17-04-422-018
- 17-04-422-019
- 17-04-422-020
- 17-04-422-028



This instrument is executed by the undersigned Land Trust, and not personally but solely as Trustee in the exercise of the power or authority conferred upon and vested in it as such Trustee. It is expressly understood and agreed that all of the warranties, indemnities, representations, covenants, and agreements, and agreements herein made on the part of the Trustee are undertaken by it solely in its capacity as Trustee and not personally. No personal liability or personal responsibility is assumed by or shall at any time be asserted or enforceable against the Trustee on account of any warranty, indemnity, representation, covenant, undertaking or agreement of the Trustee in this agreement.

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EXHIBIT A

Lease Plan

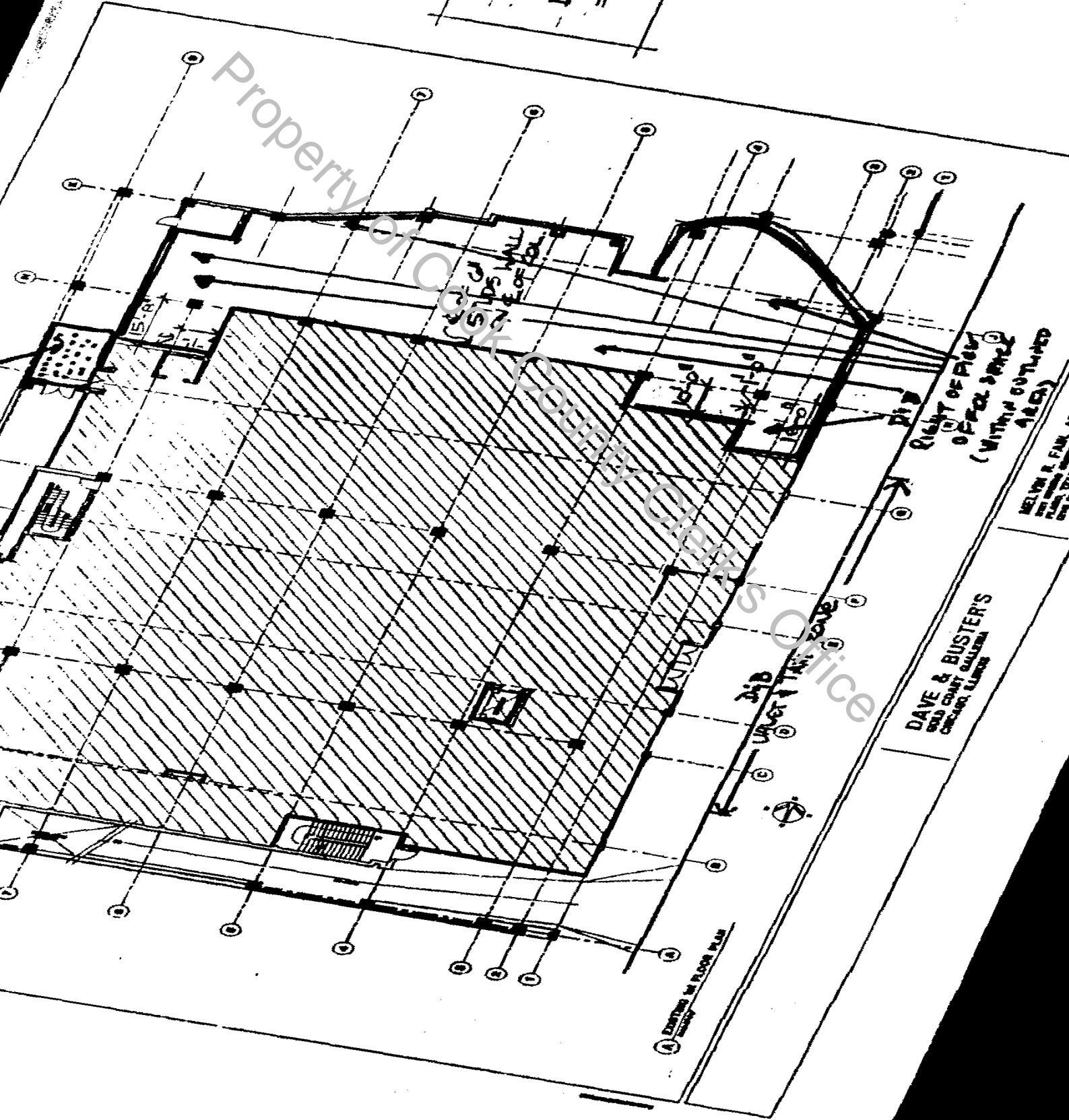
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FIRST FLOOR:
D/B LEASED AREA
= 20,709 SF.



Property of Cook County

A EXISTING 1st FLOOR PLAN

DAVE & BUSTERS'S
SOLD COUNTY AUCTION
CHICAGO, ILLINOIS

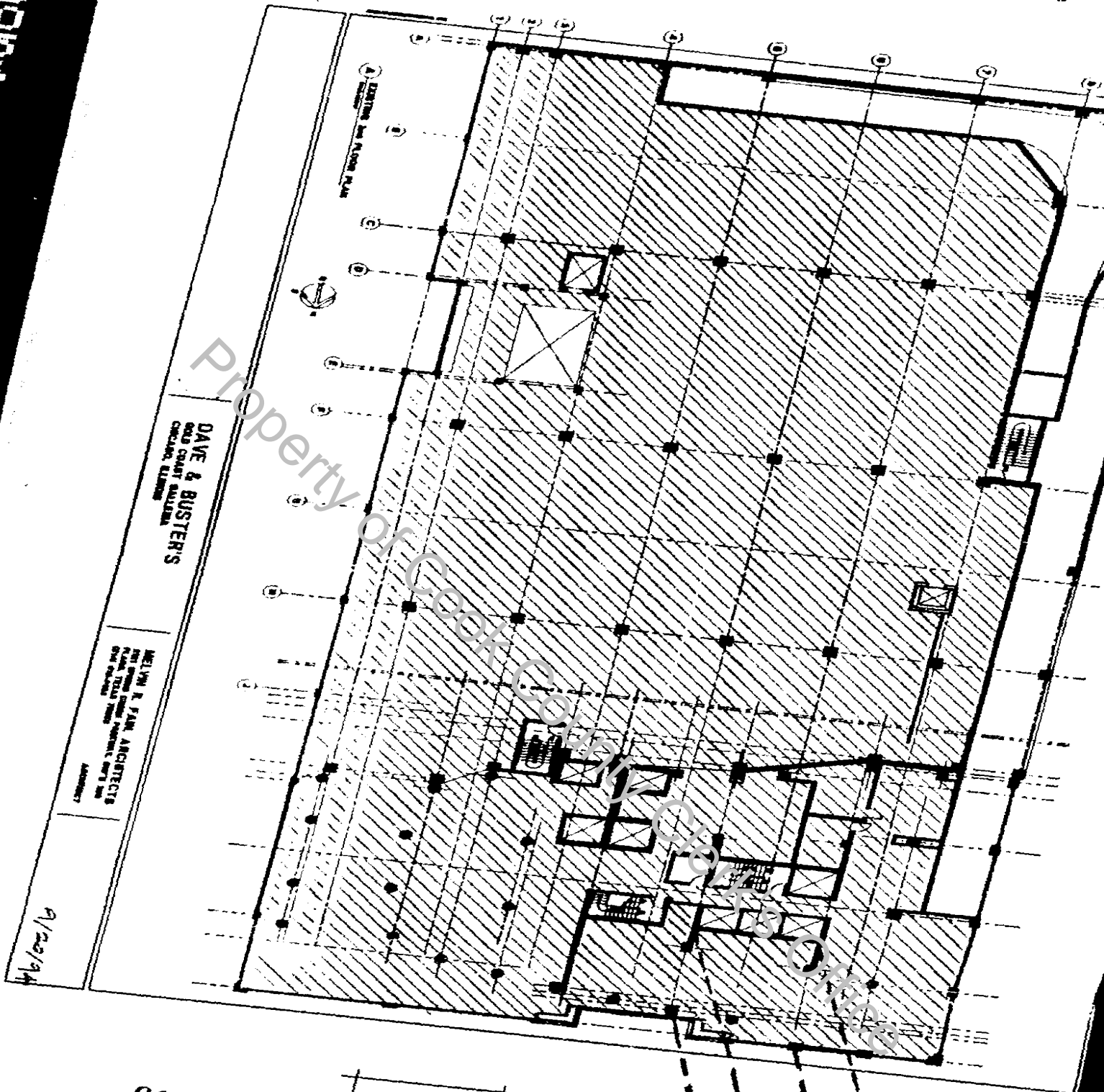
MELVIN R. FAN...
...

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Property of Cook County Clerk's Office

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DAVE & BUSTERS
 505 CHART SAULTER
 CHICAGO, ILLINOIS

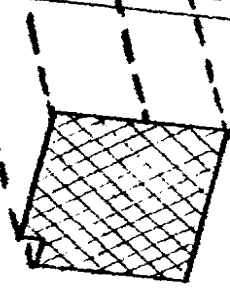
MELVIN R. FARM ARCHITECTS
 1000 NORTH LAUREL STREET
 CHICAGO, ILLINOIS 60610
 ARCHITECT

9/29/94

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SECOND FLOOR:
 DFP LEASED AREA
 = 37,243 S.F.

MEZZANINE FLOOR:
 = 1,050 S.F.



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EXHIBIT B

Legal Description of Project

PARCEL 1:

THE NORTH 1/2 OF LOT 18, AND ALL OF LOTS 19 AND 20 IN FAY'S SUBDIVISION OF BLOCK 14 IN BUSHNELL'S ADDITION TO CHICAGO, IN THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE SOUTH 1/2 OF LOT 16 AND ALL OF LOT 15 IN FAY'S SUBDIVISION OF BLOCK 14 IN BUSHNELL'S ADDITION TO CHICAGO OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THE SOUTH 40 FEET OF LOT 17 IN BLOCK 14 IN BUSHNELL'S ADDITION TO CHICAGO IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

THE NORTH 10 FEET OF LOT 17 AND THE SOUTH 1/2 OF LOT 18 IN FAY'S SUBDIVISION OF BLOCK 14 IN BUSHNELL'S ADDITION TO CHICAGO, IN THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 5:

THE NORTH 1/2 OF LOT 16 IN FAY'S SUBDIVISION OF BLOCK 14 IN BUSHNELL'S ADDITION TO CHICAGO OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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