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Doc#: 0404132108
Eugene "Gene" Moore Fee: \$32.00
Cook County Recorder of Deeds
Date: 02/10/2004 03:03 PM Pg: 1 of 5

**Prepared By and When
Recorded, Return to:**
Liechty & McGinnis, P.C.
7502 Greenville Avenue, Suite 750
Dallas, Texas 75231
Attn: Lorne O. Liechty, Esq.

Name and address of Taxpayer:
SCP 2003D-20 LLC
c/o CVS Corporation
One CVS Drive
Woonsocket, Rhode Island 02895
Attn: Property Administration Dept.
Store No. 2809

MEMORANDUM OF LEASE

THIS IS A MEMORANDUM OF LEASE by and between SCP 2003D-20 LLC, a Delaware limited liability company ("Landlord"), and WESTERN CHIC CVS, L.L.C., an Illinois limited liability company ("Tenant"). Landlord has demised and let to Tenant, and Tenant has taken and leased from Landlord the premises herein described for the term herein stated, for the rent and upon the terms and conditions of that certain Lease by and between Landlord and Tenant of even date herewith (as the same may hereafter be amended, modified, supplemented or restated, the "Lease") upon the following terms:

Landlord: SCP 2003D-20 LLC
8333 Douglas Avenue, Suite 1500
Dallas, Texas 75225

Tenant: Western Chic CVS, L.L.C.
c/o CVS Corporation
One CVS Drive
Woonsocket, Rhode Island 02895

Date of Lease: Dated as of December 18, 2003
Copies of Lease are on file in offices of Landlord and Tenant

Description
of Leased
Premises: See Exhibit A attached hereto

Date of
Commencement
of Term: December 19, 2003

Date of
Expiration
of Term: January 31, 2029

Renewal
Options: Tenant has options for up to ten (10) Extension Periods of five (5) years each, as provided in the Lease.

Box 332

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Right of First

Refusal: Tenant may exercise a right of first refusal during any Extension Period, as provided in the Lease.

Other than the Right of First Refusal, the Lease does not provide an option for Tenant to purchase the Leased Premises. The Lease does not provide for the right of Tenant to expand the Leased Premises.

Notice is hereby given that Landlord shall not be liable for any labor, services or materials furnished or to be furnished to Tenant, or to anyone holding any of the Leased Premises through or under Tenant, and that no mechanic's or other liens for any such labor, services or materials shall attach to or affect the interest of Landlord in and to any of the Leased Premises.

The purpose of this Memorandum of Lease is to give record notice of the Lease and the rights created thereby, all of which are hereby confirmed and this shall not have the effect of in any way modifying, supplementing or abridging the Lease or any of its provisions as the same are now or may hereafter be in force and effect. In the event of any conflict between the provisions of the Lease and this Memorandum of Lease, the provisions of the Lease shall prevail.

IN WITNESS WHEREOF, the parties have executed this Memorandum of Lease as December 18, 2003.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

PROPERTY OF COOK COUNTY CLERK'S OFFICE

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LANDLORD'S SIGNATURE PAGE

Attached to and made a part of this Memorandum of Lease dated as of December 18, 2003.

Between:

SCP 2003D-20 LLC, Landlord

and

WESTERN CHIC CVS, L.L.C., Tenant

Premises:

CVS Store No.: 2809

Location: Chicago, Illinois

SCP 2003D-20 LLC,
a Delaware limited liability company

By: 
Greg L. England, Executive Vice President

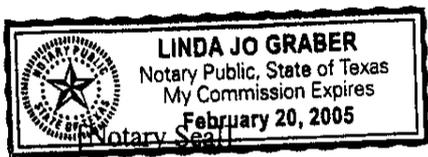
STATE OF TEXAS

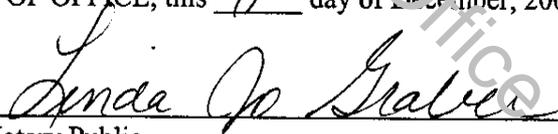
§
§
§

COUNTY OF DALLAS

I, Linda Jo Graber, certify that Greg L. England, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed and delivered the instrument as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 11 day of December, 2003.




Notary Public

My commission expires: 2-20-05

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TENANT'S SIGNATURE PAGE

Attached to and made a part of this Memorandum of Lease dated as of December 18, 2003.

Between:

SCP 2003D-20 LLC, Landlord

and

WESTERN CHIC CVS, L.L.C., Tenant

Premises:

CVS Store No.: 2809

Location: Chicago, Illinois

WESTERN CHIC CVS, L.L.C.,
an Illinois limited liability company

By: CVS Meridian, Inc.,
a New York corporation,
its Sole Member


By: _____
Michael B. Nulman, Assistant Secretary

STATE OF RHODE ISLAND §
 § ss.
COUNTY OF PROVIDENCE §

I, Dorothy O'Brien, certify that Michael B. Nulman, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed and delivered the instrument as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 10th day of December, 2003.

Dorothy T. O'Brien
Notary Public

[Notary Seal]

Dorothy T. O'Brien
State of Rhode Island
My commission expires: _____

My Commission Expires 06/07/05

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CVS Store No. 2809
Chicago, Illinois
SCP 2003D-20 LLC

Exhibit "A"

LOTS 19 TO 31, BOTH INCLUSIVE, (EXCEPT THAT PART OF LOTS 19 TO 24 TAKEN FOR WIDENING WESTERN AVENUE) TOGETHER WITH ALL THAT PART OF THE EAST-WEST 16 FOOT WIDE VACATED ALLEY LYING SOUTH OF THE SOUTH LINE OF SAID LOT 23, LYING NORTH OF THE NORTH LINE OF SAID LOTS 24 TO 28, BOTH INCLUSIVE, LYING EAST OF THE EAST LINE OF N. WESTERN AVENUE AS WIDENED BY ORDINANCE APPROVED APRIL 1, 1925 BY THE CITY COUNCIL OF THE CITY OF CHICAGO, JUDGMENT RENDERED THROUGH CONDEMNATION PROCEEDINGS IN THE SUPERIOR COURT OF COOK COUNTY, ILLINOIS AS DOCKET NO. 419058, SAID EAST LINE OF N. WESTERN AVENUE BEING DESCRIBED AS A LINE DRAWN FROM A POINT ON THE SOUTH LINE OF SAID LOT 23, SAID POINT BEING 17.0 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 23 (AS MEASURED ALONG THE SOUTH LINE OF SAID LOT 23) TO A POINT ON THE NORTH LINE OF SAID LOT 24, SAID POINT BEING 17.0 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 24 (AS MEASURED ALONG THE NORTH LINE OF SAID LOT 24) AND LYING WEST OF A LINE DRAWN FROM THE SOUTHEAST CORNER OF SAID LOT 23 TO THE NORTHEAST CORNER OF SAID LOT 28, ALL IN BLOCK 8 IN CLYBOURN AVENUE ADDITION TO LAKEVIEW AND CHICAGO, BEING A SUBDIVISION IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

*Index Nos: 14-30-117-001; 002; 003; 004;
14-30-117-022; 023; 024; 038.*

*Address: 2800 N. Western Ave.
Chgo IL*