



0428118102

Doc#: 0428118102
Eugene "Gene" Moore Fee: \$32.00
Cook County Recorder of Deeds
Date: 10/07/2004 01:07 PM Pg: 1 of 5

AFTER RECORDING, RETURN TO:

Yum! Brands Real Estate
17901 Von Karman
Irvine, CA 92614
Attn: Law Dept.
Site No. 12-0220
Store No Y300005

MEMORANDUM OF LEASE

THIS MEMORANDUM OF LEASE is dated this 19TH day of August, 2004, by Chicago Title Land Trust Company, as successor trustee to Fifth Third Bank, as Trustee and not personally under Trust Agreement dated September 17, 1997 and known as Trust Number 11603 ("Landlord"), whose mailing address is: 1700 S. Elmhurst Road, Mt. Prospect, IL 60056, and KFC Corporation, a Delaware corporation, successor to KFC National Management Company, a Delaware corporation, by merger ("Tenant"), whose mailing address is 1900 Colonel Sanders Lane, P.O. Box 32070, Louisville, KY 40232-2070

1. **Date of Lease:** November 8, 2001.
2. **Description of Premises:** See Exhibit "A" attached.
3. **Date of Term commencement:** The earlier of the date on which Tenant opens its restaurant to the public for business or one hundred (100) days after Permits are received by Tenant, provided premises are available for Tenant possession at the time Tenant receives Permits.
4. **Term:** Twenty (20) Lease Years.
5. **Renewal Options:** Tenant shall have the option to extend the Term of the Lease for (2) additional periods of (5) years each.

UNOFFICIAL COPY

The purpose of this Memorandum of Lease is to give notice of the Lease and of the rights created thereby, all of which are hereby confirmed.

IN WITNESS WHEREOF the parties have executed this Memorandum of Lease as of the dates set forth in their respective acknowledgments.

LANDLORD:

TENANT:

Chicago Title Land Trust Company,
as successor trustee to Fifth Third Bank,
as trustee and not personally under Trust
Agreement dated September 17, 1997
and known as Trust Number 11603

KFC Corporation, a Delaware corporation
successor to KFC National Management
Company, a Delaware corporation,
by merger

By: *[Signature]*
Name: Elizabeth Cordova
AVP & Land Trust Officer

By: *Mary C. Shipman*
Name: MARY C. SHIPMAN
MARY C. SHIPMAN
ATTORNEY-IN-FACT

Title: _____

Title: _____

Date: AUG 19 2004

Date: 9/22/04

ALL SIGNATURES MUST BE NOTARIZED

It is expressly understood and agreed by and between the parties hereto, anything to the contrary notwithstanding, that each and all of the warranties, indemnities, representations, covenants, undertakings and agreements herein made on the part of the Trustee while in form purporting to be the warranties, indemnities, representations, covenants, undertakings and agreements of said Trustee are nevertheless each and every one of them, made and intended as personal warranties, indemnities, representations, covenants, undertakings and agreements by the Trustee or for the purpose or with the intention of binding said Trustee personally but are made and intended for the purpose of binding only that portion of the trust property specifically described herein, and this instrument is executed and delivered by said Trustee not in its own right, but solely in the exercise of the powers conferred upon it as such Trustee; and that no personal liability or personal responsibility is assumed by nor shall at any time be asserted or enforceable against the undersigned land trustee, on account of this instrument or on account of any warranty, indemnity, representation, covenant or agreement of the said Trustee in this instrument contained, either expressed or implied, all such personal liability, if any, being expressly waived and released.

Reviewed By
LAURIE L. RIDDLE
Date: 9/21/04

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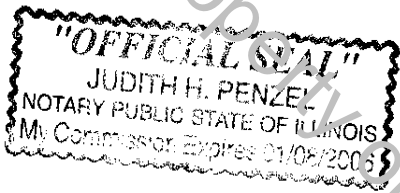
STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that ELIZABETH CORDOVA, an officer of CHICAGO TITLE LAND TRUST COMPANY, 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 said officer of said corporation signed and delivered this instrument as a free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and Notarial seal this 19th day of AUGUST, 2004.

Judith H Penzel

NOTARY PUBLIC



Proprietary of Cook County Clerk's Office

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ALL-PURPOSE ACKNOWLEDGMENT

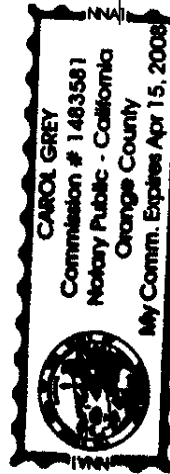
State of California

County of Orange

On September 22, 2004 before me, Carol Grey, Notary Public

Personally appeared Mary Shipma

personally known to me OR proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that s/he executed the same in her authorized capacity and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.



Witness my hand and official seal

Carol Grey
SIGNATURE OF NOTARY

CAPACITY CLAIMED BY SIGNER

INDIVIDUAL(S)

CORPORATE OFFICER(S) _____
TITLE(S)

PARTNER(S)

ATTORNEY-IN-FACT

TRUSTEE(S)

SUBSCRIBING WITNESS

GUARDIAN/CONSERVATOR

OTHER _____

SIGNER IS REPRESENTING:

NAME OF PERSON(S) OR ENTITY(IES)

KFC Corporation, a Delaware Corporation.

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EXHIBIT 'A'

LOTS 20, 21 AND 22 IN PEARCE'S THIRD ADDITION TO CHICAGO, A SUBDIVISION OF BLOCK 15 OF CONRAD SEIPP'S SUBDIVISION OF WEST ½ OF THE NORTHWEST ¼ OF SECTION 25, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Perm Tax # 20-25-132-005-0000

Address: 7459 S. Stony Island Avenue
Chicago, IL

Property of Cook County Clerk's Office