



0507733197

MEMORANDUM OF LEASE

Doc#: 0507733197
Eugene "Gene" Moore Fee: \$62.00
Cook County Recorder of Deeds
Date: 03/18/2005 12:56 PM Pg: 1 of 6

(1all)

This Memorandum of Lease ("Memorandum") is entered into on FEBRUARY 14, 2005 between TDC Ravinia Plaza-Orland Park, L.L.C., an Illinois limited partnership ("Landlord"), with its principal office at c/o Tucker Development Corporation, 799 Central Avenue, Suite 300, Highland Park, Illinois 60035, and Pier 1 Imports, (U.S.), Inc., a Delaware corporation ("Tenant"), with its principal office at 100 Pier 1 Place, Fort Worth, Texas 76102.

Landlord and Tenant hereby agree:

1. Landlord's predecessor in interest and Tenant executed a Memorandum of Lease dated January 30, 1989 ("Original Memorandum"). The Original Memorandum was recorded on March 15, 1989 as Document Number 89108755 with the Cook County, Illinois Recorder's office. The Original Memorandum is terminated.
2. This Memorandum sets forth the basic terms of a Lease Agreement dated January 20, 1989, which was amended by a Letter Agreement dated January 19, 1989, a Lease Addendum dated July 21, 1989, a Letter Agreement dated May 22, 1992, a Letter Agreement dated August 11, 2004 and a First Amendment to Lease dated FEBRUARY 14, 2005 (collectively, "Lease"). Pursuant to the Lease, Landlord leases to Tenant and Tenant leases from Landlord the premises ("Premises") commonly known as 15150 South La Grange Road, Orland Park, Illinois 60462, Pier 1 Imports Store #0758, as more particularly described in the Lease. The Premises is part of a shopping center ("Shopping Center") constructed on the real property described in Exhibit A attached to this Memorandum. In addition, Landlord has granted Tenant the right to use the common areas of the Shopping Center. The Shopping Center and Premises are shown on Exhibit B attached to this Memorandum.
3. This Memorandum is subject to the Lease. If there is a conflict between the Lease and this Memorandum, the Lease controls.
4. The Lease expires on February 28, 2015, unless earlier terminated pursuant to the Lease. In addition, Tenant may extend the term of the Lease for two (2) periods of five (5) years each.

C.T.I.C. 8250315-D2 KARSA

Box 400-CTCC

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LANDLORD:
TDC Ravinia Plaza-Orland Park, L.L.C.
an Illinois limited liability company

By: Tucker Development Corporation
an Illinois corporation
Its Manager

By: [Signature]
Printed
Name: CAROL S. GUENNER
Date: 2/14/05

WITNESS:

[Signature]
Printed
Name: ROBERT ALBERTO
Date: 2/14/05

TENANT:
Pier 1 Imports (U.S.), Inc.
a Delaware corporation

By: [Signature]
J. Rodney Lawrence
Executive Vice President

WITNESS:

[Signature]
Robert Mullins
Date: January 13, 2005

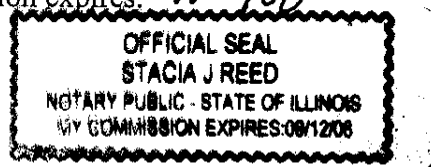
STATE OF Illinois
COUNTY OF Lake

Before me, the undersigned authority, on this day personally appeared Carol S. Guenner, the Exec. Vice President of Tucker Development Corporation, an Illinois corporation, manager of TDC Ravinia Plaza-Orland Park, L.L.C., an Illinois limited liability company, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, in the capacity stated, and as the act and deed of said corporation.

Given under my hand and official seal this 14th day of February, 2005.

(SEAL)

[Signature]
Notary Public in and for the State of Illinois
My commission expires: 9/12/08



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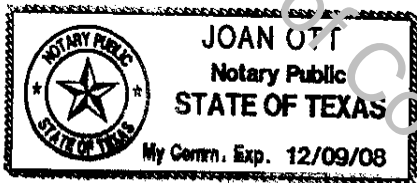
STATE OF TEXAS

COUNTY OF TARRANT

Before me, the undersigned authority, on this day personally appeared J. Rodney Lawrence, Executive Vice President of **Pier 1 Imports (U.S.), Inc.**, a Delaware corporation, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity stated, and as the act and deed of said corporation.

Given under my hand and official seal this 13th day of January, 2005.

(SEAL)



Notary Public in and for the State of Texas
My commission expires: 12-09-08

Exhibit A-Shopping Center Legal Description
Exhibit B-Shopping Center Site Plan

Prepared By:
Robert Mullins, Esq.
Pier One Imports (U.S.), Inc.
100 Pier 1 Place
Ft. Worth, TX 76102

Mail To:
Jana Astels
Republic Title
of Texas, Inc.
2628 Howell St.
10th Floor
Dallas, TX 75204

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EXHIBIT A

Shopping Center Legal Description

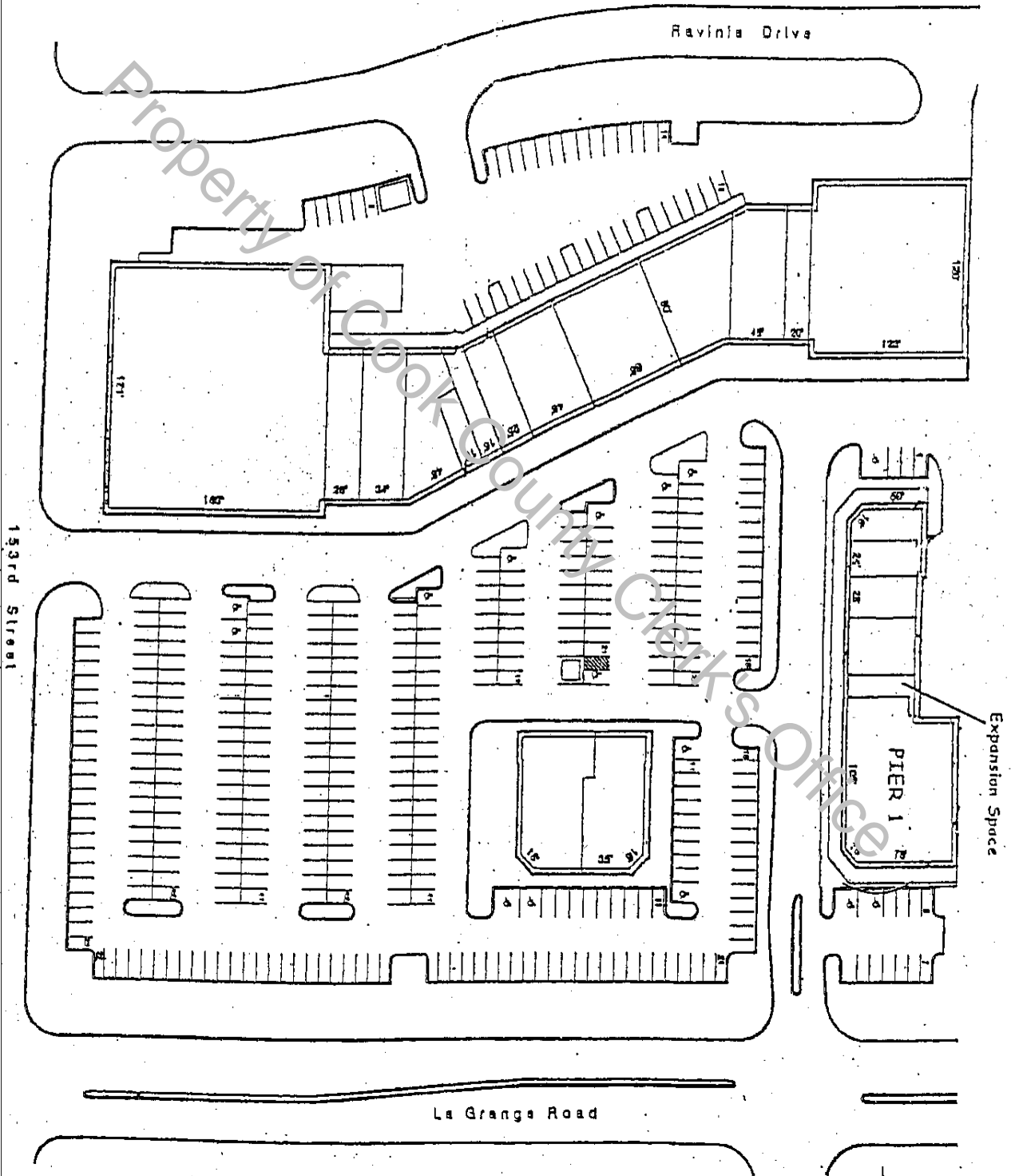
Lots 1 and 2, taken as a tract (excepting the North 554.09 feet thereof) in Orland Center subdivision, being a subdivision of part of the Northeast 1/4 of Section 16, Township 36 North, Range 12 East of the third principal meridian in Cook county, Illinois.

P.I.N. 27-16-206-008

Address: 15150 S. La Grange Road
Orland Park, IL

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EXHIBIT B SHOPPING CENTER SITE PLAN



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