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**Prepared by, and when Recorded,  
Return to:**

Wireless Capital Partners, LLC  
2800 28<sup>th</sup> Street, Suite 100  
Santa Monica, CA 90405  
Attn: Servicing Manager  
WCP # 67394

**Doc#: 0535345079 Fee: \$36.50**  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 12/19/2005 11:14 AM Pg: 1 of 7

**Document Title(s)**

Memorandum of Purchase and Sale of Lease and Successor Lease

**Grantor(s):**

SWEDISH AMERICAN MUSEUM ASSOCIATION OF CHICAGO, an Illinois non-profit corporation

**Grantee(s):**

Wireless Capital Partners, LLC

**Property Address:**

5211 N. Clark Street, Chicago, IL

**Permanent Index Number:**

14-08-124-004

P-7  
EX

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PREPARED BY AND  
WHEN RECORDED MAIL TO:

WIRELESS CAPITAL PARTNERS, LLC  
2800 28<sup>th</sup> Street, Suite 100  
Santa Monica, California 90405  
Attn: Servicing Manager  
WCP# 67394

MEMORANDUM OF PURCHASE AND SALE OF LEASE  
AND SUCCESSOR LEASE

This Memorandum of Purchase and Sale of Lease and Successor Lease (this "Memorandum") is made as of NOVEMBER 17, 2005 between SWEDISH AMERICAN MUSEUM ASSOCIATION OF CHICAGO, an Illinois non-profit corporation ("Landlord"), and WIRELESS CAPITAL PARTNERS, LLC, a Delaware limited liability company ("WCP").

A. Landlord, as lessor, and New Cingular Wireless PCS, LLC, d/b/a Cingular Wireless, as successor in interest to AT&T Wireless PCS, LLC, as lessee ("Tenant"), are parties to that certain lease dated as of April 4, 2003, a memorandum of which was recorded on October 21, 2003, Cook County Registry, as amended or supplemented by that certain amendment dated as of May 26, 2005 (the "Lease"), with respect to the premises described on Exhibit A attached hereto (the "Premises").

B. Landlord and WCP are parties to a Purchase and Sale of Lease and Successor Lease dated on or about the date hereof (the "Agreement"), pursuant to which Landlord has, among other things, sold and assigned to WCP its right, title and interest in and to the Lease. The parties hereto desire to execute this Memorandum to provide constructive notice of the existence of the Lease and the Agreement, and of WCP's rights under the Agreement including the easement granted therein.

For good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the parties hereto acknowledge and/or agree as follows:

Landlord has sold and assigned and hereby does sell and assign all of its right, title and interest in and to the Lease to WCP for 180 months, on the terms and subject to the conditions set forth in the Agreement. The Lease expires by its terms on or about June 30, 2010 and contains five (5) option(s) to renew or extend the term for an additional period of five (5) years each. Landlord has leased and hereby does lease the Premises to WCP, on the terms and subject to the conditions set forth in the Agreement. The successor lease is for a term commencing upon the expiration or termination of the Lease and ending on November 30, 2020. Landlord has retained all of Landlord's obligations and liabilities under the Lease.

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The terms and conditions of the Lease and the Agreement are hereby incorporated herein by reference as if set forth herein in full. Copies of the Lease and the Agreement are maintained by WCP at the address of WCP above and are available to interested parties upon request. This Memorandum has been duly executed by the undersigned as of the date first written above.

Landlord:

SWEDISH AMERICAN MUSEUM  
ASSOCIATION OF CHICAGO, an  
Illinois non-profit corporation

By: Robert P. Ornelind  
Name: Robert P. Ornelind  
Its: Chairman

WCP:

WIRELESS CAPITAL PARTNERS, LLC,  
a Delaware limited liability company

By: Joni LeSage  
Name: Joni LeSage  
Its: Joni LeSage  
Treasurer

[NOTE: ALL SIGNATURES MUST BE PROPERLY NOTARIZED]

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## ALL-PURPOSE ACKNOWLEDGMENT

State of Illinois  
County of COOK } ss.

On 11-16-05 before me, GRANT D ERICKSON Notary Public  
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared Robert P. Oreliad  
Name(s) of Signer(s)

- personally known to me
- proved to me on the basis of satisfactory evidence

**"OFFICIAL SEAL"**  
**GRANT D. ERICKSON**  
 Notary Public, State of Illinois  
 My Commission Expires 03/01/2007

to be the person(s) whose names(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.  
Grant D. Erickson  
Signature of Notary Public

### OPTIONAL

*Though the information below is not required by law, it may prove valuable to persons relying on the document and could not prevent fraudulent removal and reattachment of this form to another document.*

#### Description of Attached Document

Title or Type of Document: \_\_\_\_\_

Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

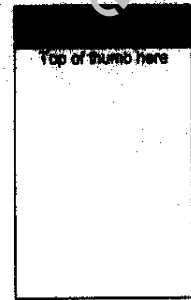
Signer(s) Other Than Named Above: \_\_\_\_\_

#### Capacity(ies) Claimed by Signer

Signer's Name: \_\_\_\_\_

- Individual
- Corporate Officer - Title(s): \_\_\_\_\_
- Partner -  Limited  General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_



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## ALL-PURPOSE ACKNOWLEDGMENT

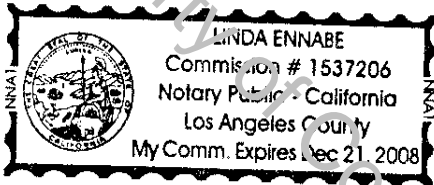
State of California }  
County of Los Angeles } ss.

On 11-17-2005 before me, Linda Ennabe, Notary Public  
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared Joni LeSage  
Name(s) of Signer(s)

- personally known to me  
 proved to me on the basis of satisfactory evidence

to be the person(s) whose names(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signatures(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Linda Ennabe  
Signature of Notary Public

### OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could not prevent fraudulent removal and reattachment of this form to another document.

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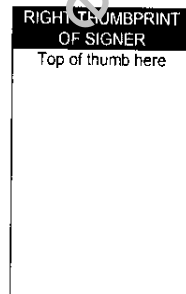
Signer(s) Other Than Named Above: \_\_\_\_\_

### Capacity(ies) Claimed by Signer

Signer's Name: \_\_\_\_\_

- Individual
- Corporate Officer - Title(s): \_\_\_\_\_
- Partner -  Limited  General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_



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## SCHEDULE A

### LEASE DESCRIPTION AND LEGAL DESCRIPTION

That certain Option and Lease Agreement dated April 4, 2003, by and between Swedish American Museum Association of Chicago, whose address is 5211 N. Clark Street, Chicago, IL 60640 ("Landlord") and New Cingular Wireless, LLC, as successor in interest to AT&T Wireless PCS, LLC ("Tenant"), whose address is P.O. Box 2088, Rancho Cordova, CA 95741, for the property located at 5211 N. Clark Street, Chicago, IL 60640 for which a Memorandum of Lease is duly recorded on October 21, 2003 of the Cook County Registry.

The Legal Description follows on the next page:

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## Legal Description

LOTS 41 AND 42 IN BLOCK 4 IN ZERO PARK, BEING ZERO MARK SUBDIVISION OF BLOCKS 1, 2, 3 AND 4 IN S. H. KERFOOT'S RESUBDIVISION OF LOTS 1 TO 20, BOTH INCLUSIVE IN LOUIS E. HENRY'S SUBDIVISION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office