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PREPARED BY:
After Recording return to:
Lawyers Title Ins. Corp.
7557 Rambler Rd., #1200
Dallas, TX 75231
Attn: Sharon Cole



Doc#: 0613531082 Fee: \$36.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/15/2006 01:38 PM Pg: 1 of 7

MEMORANDUM OF LEASE

THIS MEMORANDUM OF LEASE shall evidence that there is in existence a Lease as described herein. The parties have executed this Memorandum of Lease for recording purposes only as to the Lease hereinafter described and it is not intended to and shall not modify, amend, supersede or otherwise affect the terms and provisions of said Lease.

1. Name of Document: BUILDING LEASE
2. Name of Landlord: Teachers' Retirement System of the State of Illinois, a public pension defined benefit plan
3. Name of Tenant: 7-ELEVEN, INC., a Texas corporation
4. Address of Landlord: Teacher's Retirement System of the State of Illinois
c/o Capri Capital Advisors, LLC
1201 N. Clark Street, Suite 300
Chicago, Illinois 60610
Attn: Thomas J. Pabian
5. Address of Tenant: 7-Eleven, Inc.
Attn: Corporate Real Estate
2711 North Haskell Avenue
Dallas, Texas 75204-2906
6. Date of Lease: June 24, 2004
7. Premises / Leased Property: See Exhibit A and A-1 attached hereto.
8. Commencement Date: November 1, 2004
9. Initial Lease Term: Ten (10) Years
10. Option to Extend: Four (4) successive five (5) year options

1 of 7

LANDAMERICA / LAWYERS TITLE
COMMERCIAL SERVICES 11344
10 S. LA SALLE STREET
SUITE 2500
CHICAGO, IL 60603

1696397.1/87509.251

LOCATION #33483
SWC LAKE ST. AND FRANKLIN ST.
CHICAGO, IL

Lawyers Unit # 11344 Case # 10868172

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11. Exclusives: Landlord agrees that during the Term and any Extended Term, no occupant of the Building, other than Tenant (or any tenant of the Shopping Center which sells any of the following items as of the date of the full execution and delivery of the Lease), shall operate a business which provides or offers for sale or rental, in connection with all or any part of its business operations, any of the following items:
- a) packaged fluid milk in one quart or larger containers;
 - b) commercially-packaged bread products, i.e. loaves of bread (excluding fresh baked on the premises);
 - c) pre-packaged grocery items;
 - d) cigarettes and tobacco products, unless vended by machine;
 - e) beer and wine for off premise consumption;
 - f) health and beauty aids;
 - g) semi-frozen carbonated beverages (such as a Slurpee or an Iced);
 - h) candy, unless gift boxed or sold in bulk;
 - i) newspapers, magazines and paperback books; and
 - j) lottery ticket, money orders, except in a currency exchange.

12. Permits/Licenses: Landlord grants to Tenant the right to apply for and obtain, in Tenant's name, unless the property owner is required to file such application, any permits or licenses required by applicable governmental authorities necessary or desirable for Tenant to perform maintenance, remodeling, alterations and repairs of the Premises, or to otherwise use the Premises in accordance with the terms and conditions of the Lease and Landlord agrees to execute any documents reasonably requested by Tenant in connection therewith.

A copy of the Building Lease is on file with Landlord and Tenant at their respective addresses set forth above.

[The Remainder of this Page Intentionally Left Blank.
Signature Page Follows.]

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IN WITNESS WHEREOF, the parties have executed this Memorandum of Lease this 9th day of February, ~~2005~~ 2006.

LANDLORD:

TEACHERS' RETIREMENT SYSTEM OF THE STATE OF ILLINOIS

BY: Capri Capital Advisors, LLC, its agent

By: Brian J. Gunt
Name: Brian J. Gunt
Title: Assistant Vice President

TENANT:

7 ELEVEN, INC., a Texas corporation

ATTEST:

Rolund D. Bryant
Assistant Secretary

By: _____
Name: DAVID HOLLAND
Title: Attorney-in-Fact

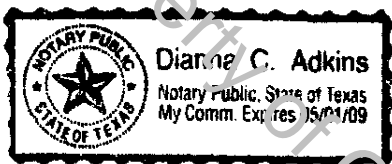
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ACKNOWLEDGMENTS

STATE OF TEXAS)
) ss.
County of Dallas)

This instrument was acknowledged before me on February 9, 2006, by David Holland, as Attorney-in-Fact of 7-ELEVEN, INC., a Texas corporation, on behalf of the corporation.



Dianna C. Adkins
Notary Public

Seal/Stamp:

STATE OF TEXAS)
) ss.
County of Dallas)

This instrument was acknowledged before me on February 9, 2006, by Robin D. Bryant, as Assistant Secretary of 7-ELEVEN, INC., a Texas corporation, on behalf of the corporation.



Dianna C. Adkins
Notary Public

Seal/Stamp:

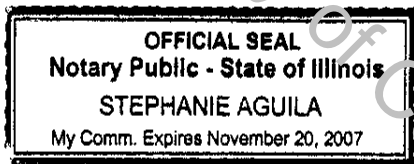
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STATE OF IL)
County of COOK) ss.

This instrument was acknowledged before me on JANUARY 24, 2006, by BRIAN CIANT, of Capri Capital Advisors, LLC, as agent of Teachers' Retirement System of the State of Illinois, a public pension defined plan.

Stephanie Aguil
Notary Public

Seal/Stamp:



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EXHIBIT A

Legal Description & ADDRESS

The Premises consists of approximately 2,800 square feet of retail space located at the southwest corner of Lake Street and Franklin Street, Chicago, Illinois, being part of the Project described in Exhibit A-1 attached hereto.

Tax # 17-09-428-008

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EXHIBIT A-1

Project Description

Lot 1, 2 and the East $\frac{1}{4}$ of Lot 3 in Block 31 in the original Town of Chicago in Section 9, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

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