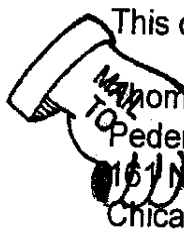


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This document prepared by:  
 Thomas J. Kelly  
Pedersen & Houpt, P.C.  
161 North Clark Street, Suite 3100  
Chicago, Illinois 60601-3224



Doc#: 0621332093 Fee: \$42.50  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 08/01/2008 03:34 PM Pg: 1 of 10

After recording, return to:

Stanford E. Gass  
Gass & Lewis, Ltd.  
29 South LaSalle Street, Suite 340  
Chicago, Illinois 60603

The Above Space for Recorder's Use Only

## PARTIAL TERMINATION OF LEASE AND PARTIAL TERMINATION OF SUBLEASE

THIS PARTIAL TERMINATION OF LEASE AND PARTIAL TERMINATION OF SUBLEASE (this "Agreement") is entered into as of this July 21, 2006, by and among HCRI Illinois Properties, LLC, a Delaware limited liability company ("Lessee"), and THSC, LLC, an Illinois limited liability company ("Sublessee"), and Chicago Title Land Trust Company, not personally, but as Trustee under Trust Agreement dated May 1, 2002 and known as Trust No. 1110819 ("Lessor").

### RECITALS:

WHEREAS, under a Restated Lease, dated December 17, 2002 ("Lease"), Lessor demised and leased to Lessee for a term of 99 years certain property ("Premises") described on an exhibit attached to the Lease, a memorandum of which was recorded on December 23, 2002, as document number 0021432122; and

WHEREAS, by a First Amendment of Restated Lease, dated April 5, 2005, Lessor and Lessee amended the Lease (the "Amended Lease"), including, but not limited to, the legal description of the Premises ("Amended Premises"), and a memorandum thereof was recorded with the Cook County Recorder of Deeds on May 6, 2005, as document number 0512606125; and

WHEREAS, the legal description of the Amended Premises is described on Exhibit A attached hereto; and

WHEREAS, under a Master Lease, which includes other property, dated December 20, 2002, Lessee subleased the Premises to Sublessee and the lease term and legal description of the Premises of the Sublease was amended (the "Amended Sublease") to conform to the term of, and the legal description of the Amended Premises described in, the Amended Lease; and

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WHEREAS, pursuant to the provisions of the Amended Lease, the term of the Amended Lease with respect to the Balance of the Premises only terminated on December 31, 2005; and,

WHEREAS, the parties hereto wish to acknowledge that the Amended Lease remains in full force and effect as to the Modified Kitchen Premises described on Exhibit B (the "Modified Kitchen Premises") attached to this Agreement; and

WHEREAS, the parties hereto wish to acknowledge that the Amended Lease and the Amended Sublease have terminated with respect to the portion of the Premises described on Exhibit C attached hereto (the "Balance of the Premises").

NOW, THEREFORE, for good and valuable consideration received by each party, the parties agree as follows:

1. The Amended Lease as to only the Modified Kitchen Premises, legally described on Exhibit B attached to this Agreement, shall remain in full force and effect as set forth in the Amended Lease.
2. The Amended Sublease as to only the Modified Kitchen Premises, legally described on Exhibit B attached to this Agreement, shall remain in full force and effect as set forth in the Amended Sublease.
3. The parties hereby terminate and cancel the Amended Lease and the Amended Sublease as to the Balance of the Premises, legally described on Exhibit C attached to this Agreement effective as of December 31, 2005.
4. Prior to the date of this instrument, Lessee and Sublessee have delivered exclusive possession of the Balance of the Premises to Lessor, including, but not limited to, the release of any possessory rights Lessee and Sublessee may have in the Balance of the Premises, severance of utilities and other facilities by Sublessee and the release of all rights of ingress and egress to and through the Balance of the Premises under the terminated Amended Lease as to the Balance of the Premises. This instrument does not (1) amend the Declaration of Easements, recorded in the Office of the Recorder of Deeds of Cook County, Illinois, as document number 0021432118, as amended, or (2) affect Lessee's right of ingress and egress to the Modified Kitchen Premises through other property described in the Amended Master Lease or any public alley adjacent to the Modified Kitchen Premises.
5. Capitalized terms used herein unless otherwise defined shall have the meanings ascribed to them in the First Amendment of Restated Lease.
6. A. The legal description of the Amended Premises set forth in the Amended Lease, a memorandum of which was recorded as document 0512606125 (also set forth in Exhibit A attached to this Agreement), was intended by the parties to replace and

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supercede the legal description of the Premises set forth in the Memorandum of Lease recorded as document number 0021432122.

B. The legal description of the Modified Kitchen Premises set forth in Exhibit B attached to this Agreement is intended by the parties to replace and supercede the legal descriptions of the Modified Kitchen Premises set forth in the Lease, in the memorandum thereof recorded as document 0021432122 referred to above, in the Amended Lease, in the memorandum of First Amendment recorded as document 0512606125 referred to above and other documents pertinent thereto.

C. The legal description of the Balance of the Premises set forth in this Agreement as Exhibit C is intended by the parties to replace and supercede all other legal description of the Balance of the Premises, including, but not limited to, the Lease and the Amended Lease.

7. Lessor acknowledges that on or before December 31, 2005, Lessee and Sublessee have made the Possession Transfer (as defined in a separate written agreement among Lessor, Lessee, Sublessee and other persons) to Lessor.

**[Signature Page Follows]**

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IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year first above written.

**LESSOR:** Chicago Title Land Trust Company, not personally but as Trustee as aforesaid

By: *Harriet Denisevicz*

Name: Harriet Denisevicz

Title: Trust Officer

**LESSEE:** HCRI Illinois Properties, LLC.

By: Health Care REIT, Inc. its sole member

By: *Erin C. Idele*

Name: ERIN C. IDELE

Title: SENIOR VICE PRESIDENT - ADMINISTRATION AND CORPORATE SECRETARY

**SUBLESSEE:** THSC, LLC.

By: *Thomas Hodson*

Name: Thomas Hodson

Title: CEO, NeuroSource, Manager

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 not as personal warranties, indemnities, representations, covenants, undertakings and agreements by the Trustee or for the purpose of 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 her shall at any time be asserted or attempted 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 expressly or implied, all such personal liability, if any, being expressly waived and released.

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STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that Harriet Denisewicz the Trust Officer of Chicago Title and Trust Company, not personally, but as Trustee under Trust Agreement dated May 1, 2002, and known as Trust No. 1110819, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Trust Officer, appeared before me this day in person, and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary act and as the act of Chicago Title and Trust Company for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal, this 1st day of August, 2006.

My Commission Expires:

*Grace Marin*  
Notary Public



STATE OF OHIO )  
 ) SS  
COUNTY OF LUCAS )

EVELYN EVANS-ECK

I, \_\_\_\_\_, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that \_\_\_\_\_ the \_\_\_\_\_ of Health Care REIT, Inc., a Delaware corporation, the sole member of HCRI Illinois Properties, LLC, a Delaware limited liability company, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such \_\_\_\_\_, appeared before me this day in person, and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary act and as the act of the corporation for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal, this 28 day of July, 2006.

My Commission Expires:

EVELYN EVANS-ECK  
NOTARY PUBLIC, STATE OF OHIO  
My Commission Expires 09-09-08

*Evelyn Evans-Eck*  
Notary Public

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STATE OF ILLINOIS     )  
  ) SS  
COUNTY OF COOK     )

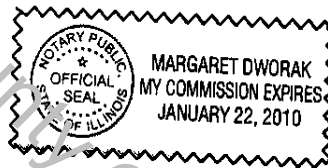
I, MARGARET DWORAK, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that THOMAS HODSON the CEO, NEUROSCIENCE MANAGER of THSC, LLC, an Illinois limited liability company, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such THOMAS HODSON appeared before me this day in person, and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary act and as the act of THSC, LLC for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal, this 21<sup>st</sup> day of JULY, 2006.

My Commission Expires:

1/22/10

Notary Public





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## EXHIBIT A

### Legal Description of the Amended Premises

Common Address: 1931 W. Wilson, Chicago, Illinois (formerly known as 4550 North Winchester, Chicago, Illinois)

PINs. 14-18-213-020 (superceded PINs were 14-18-213-001 and 14-18-213-002)

#### Legal Description:

That part of Lots 20, 21, 22 and 23 Block 14 in Ravenswood being a Subdivision of part of the Northeast Quarter and the Northeast Quarter of the Southeast Quarter of Section 18, and part of Section 17, Township 40 North, Range 14, East of the Third Principal Meridian, described as follows: commencing at the Southeast corner of Lot 3 of Samuel Brown Jr.'s Subdivision of Lots 13 and 14 in Block 14 in Ravenswood, aforesaid being also a point on the West line of a 20 foot public alley; thence North 00°07'32" West along the West line of said 20 foot public alley, 403.21 feet; thence North 89°58'54" West 49.98 feet to the point of beginning; thence North 89°58'54" West 48.00 feet; thence South 00°01'06" West 50.18 feet; thence North 89°58'54" West 15.95 feet; thence North 00°01'06" East 9.48 feet; thence North 89°58'54" West 2.00 feet; thence North 00°01'06" East 5.71 feet; thence South 89°58'54" East 2.00 feet; thence North 00°01'06" East 18.99 feet; thence North 89°58'54" West 2.00 feet; thence North 00°01'06" East 4.69 feet; thence South 89°58'54" East 2.00 feet; thence North 00°01'06" East 5.48 feet; thence North 89°58'54" West 2.50 feet; thence North 00°01'06" East 14.37 feet; thence South 89°58'54" East 7.13 feet; thence North 00°01'06" East 7.85 feet; thence South 89°58'54" East 2.51 feet; thence North 00°01'06" East 35.02 feet; thence North 89°58'54" West 0.85 feet; thence North 00°01'06" East 46.65 feet; thence South 89°58'54" East 0.90 feet; thence North 00°01'06" East 10.20 feet; thence South 89°58'54" East 2.65 feet; thence North 00°01'06" East 5.66 feet; thence South 89°58'54" East 23.26 feet; thence South 00°01'06" West 0.15 feet; thence South 89°58'54" East 8.16 feet; thence South 00°01'06" West 15.73 feet; thence South 89°58'54" East 0.82 feet; thence South 00°01'06" West 46.65 feet; thence North 89°58'54" West 0.85 feet; thence South 00°01'06" West 11.14 feet; thence South 89°58'54" East 0.80 feet; thence South 00°01'06" West 23.44 feet; thence North 89°58'54" West 1.97 feet; thence South 00°01'06" West 9.43 feet; thence South 89°58'54" East 2.69 feet; thence North 00°01'06" East 2.86 feet; thence South 89°58'54" East 23.83 feet; thence North 00°07'47" West 62.61 feet; thence North 89°52'13" East 46.27 feet; thence South 00°07'47" East 71.49 feet; thence North 89°46'19" West 48.92 feet; thence South 00°01'06" West 1.75 feet to the point of beginning, in Cook County, Illinois.

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## EXHIBIT B

### Legal Description of Modified Kitchen Premises

Common Address: 1931 W. Wilson, Chicago, Illinois (formerly known as 4550 North Winchester, Chicago, Illinois)

PINs. 14-18-213-020 (superceded PINs were 14-18-213-001 and 14-18-213-002)

#### Legal Description:

THAT PART OF LOTS 20 AND 21 BLOCK 14 IN RAVENSWOOD BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 18, AND PART OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF 44.55 CHICAGO CITY DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF LOT 3 OF SAMUEL BROWN JR.'S SUBDIVISION OF LOTS 13 AND 14 IN BLOCK 14 IN RAVENSWOOD, AFORESAID BEING ALSO A POINT ON THE WEST LINE OF A 20 FOOT PUBLIC ALLEY; THENCE NORTH 00° 07' 32" WEST ALONG THE WEST LINE OF SAID 20 FOOT PUBLIC ALLEY, 351.45 FEET; THENCE NORTH 89°58'54" WEST 30.72 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°01'06" EAST 53.43 FEET; THENCE NORTH 89°46'19" WEST 17.80 FEET; THENCE NORTH 00° 07' 47" WEST 4.57 FEET; THENCE SOUTH 89° 52' 13" WEST 49.58 FEET; THENCE SOUTH 00° 01' 06" WEST 57.94 FEET; THENCE SOUTH 89°58'54" EAST 67.39 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.



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## EXHIBIT C

### Legal Description of the Balance of the Leased Premises

Common Address: 1931 W. Wilson, Chicago, Illinois (formerly known as 4550 North Winchester, Chicago, Illinois)

PINs. 14-18-213-020 (superceded PINs were 14-18-213-001 and 14-18-213-002)

#### Legal Description:

That part of Lots 20, 21, 22 and 23 Block 14 in Ravenswood being a Subdivision of part of the Northeast Quarter and the Northeast Quarter of the Southeast Quarter of Section 18, and part of Section 17, Township 40 North, Range 14, East of the Third Principal Meridian, described as follows: commencing at the Southeast corner of Lot 3 of Samuel Brown Jr.'s Subdivision of Lots 13 and 14 in Block 14 in Ravenswood, aforesaid being also a point on the West line of a 20 foot public alley; thence North 00°07'32" West along the West line of said 20 foot public alley, 403.21 feet; thence North 89°58'54" West 49.98 feet **to the point of beginning**; thence North 89°58'54" West 48.00 feet; thence South 00°01'06" West 50.18 feet; thence North 89°58'54" West 15.95 feet; thence North 00°01'06" East 9.48 feet; thence North 89°58'54" West 2.00 feet; thence North 00°01'06" East 5.71 feet; thence South 89°58'54" East 2.00 feet; thence North 00°01'06" East 18.99 feet; thence North 89°58'54" West 2.00 feet; thence North 00°01'06" East 4.69 feet; thence South 89°58'54" East 2.00 feet; thence North 00°01'06" East 5.48 feet; thence North 89°58'54" West 2.50 feet; thence North 00°01'06" East 14.37 feet; thence South 89°58'54" East 7.13 feet; thence North 00°01'06" East 7.85 feet; thence South 89°58'54" East 2.51 feet; thence North 00°01'06" East 35.02 feet; thence North 89°58'54" West 0.85 feet; thence North 00°01'06" East 46.65 feet; thence South 89°58'54" East 0.90 feet; thence North 00°01'06" East 10.29 feet; thence South 89°58'54" East 2.65 feet; thence North 00°01'06" East 5.66 feet; thence South 89°58'54" East 23.26 feet; thence South 00°01'06" West 0.15 feet; thence South 89°58'54" East 8.16 feet; thence South 00°01'06" West 15.73 feet; thence South 89°58'54" East 0.82 feet; thence South 00°01'06" West 46.65 feet; thence North 89°58'54" West 0.85 feet; thence South 00°01'06" West 11.14 feet; thence South 89°58'54" East 0.80 feet; thence South 00°01'06" West 23.44 feet; thence North 89°58'54" West 1.97 feet; thence South 00°01'06" West 9.43 feet; thence South 89°58'54" East 2.69 feet; thence North 00°01'06" East 2.86 feet; thence South 89°58'54" East 23.83 feet; thence North 00°07'47" West 62.61 feet; thence North 89°52'13" East 46.27 feet; thence South 00°07'47" East 71.49 feet; thence North 89°46'19" West 48.92 feet; thence South 00°01'06" West 1.75 feet to the point of beginning, in Cook County, Illinois.

Excepting and excluding the following described parcel: THAT PART OF LOTS 20 AND 21 BLOCK 14 IN RAVENSWOOD BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 18, AND PART OF SECTION 17,

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TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF 44.55 CHICAGO CITY DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF LOT 3 OF SAMUEL BROWN JR.' S SUBDIVISION OF LOTS 13 AND 14 IN BLOCK 14 IN RAVENSWOOD, AFORESAID BEING ALSO A POINT ON THE WEST LINE OF A 20 FOOT PUBLIC ALLEY; THENCE NORTH  $00^{\circ} 07' 32''$  WEST ALONG THE WEST LINE OF SAID 20 FOOT PUBLIC ALLEY, 351.45 FEET; THENCE NORTH  $89^{\circ} 58' 54''$  WEST 30.72 FEET TO THE POINT OF BEGINNING; THENCE NORTH  $00^{\circ} 01' 06''$  EAST 53.43 FEET; THENCE NORTH  $89^{\circ} 46' 19''$  WEST 17.50 FEET; THENCE NORTH  $00^{\circ} 07' 47''$  WEST 4.57 FEET; THENCE SOUTH  $89^{\circ} 52' 13''$  WEST 49.58 FEET; THENCE SOUTH  $00^{\circ} 01' 06''$  WEST 57.94 FEET; THENCE SOUTH  $89^{\circ} 58' 54''$  EAST 67.39 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.