



Doc#: 0703744048 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 02/08/2007 12:58 PM Pg: 1 of 10

After recording, please return to:

Michael S. Kurtzon, Esq.  
Schwartz Cooper Chartered  
180 North LaSalle Street, Suite 2700  
Chicago, Illinois 60601

*This space reserved for Recorders use only.*

## SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT

This SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT dated as of ~~January~~ ~~December~~ 30, 2007 (the "Agreement") is executed by and among OPUS REAL ESTATE IL VII BURR RIDGE, L.L.C., a Delaware limited liability company, as successor in interest to OPUS NORTH CORPORATION, an Illinois corporation (the "Landlord"), EDDIE BAUER, INC., a Delaware corporation (the "Tenant"), and LASALLE BANK NATIONAL ASSOCIATION, a national banking association (the "Lender").

### RECITALS:

~~Four~~ <sup>Four</sup> A. As security for a loan from Lender to Landlord in the original principal amount of One Hundred ~~Thirty-Five~~ Million One Hundred Fifty Thousand and 00/100 Dollars (~~\$135,150,000.00~~), Landlord is mortgaging the Real Estate (hereinafter defined), among other property, to Lender under a Construction Mortgage, Security Agreement, Assignment of Leases and Rents and Fixture Filing to be recorded in the office of the County Recorder of Cook County, Illinois (as now or hereafter increased, amended, modified, supplemented, consolidated, replaced, substituted, extended and/or renewed, the "Mortgage").

B. The Tenant has entered into that certain lease agreement dated July 6, 2006 with the Landlord (or the Landlord's predecessor-in-interest) (the "Lease Agreement", the Lease Agreement, together with all amendments and modifications thereof, being collectively referred to herein as the "Lease"), pursuant to which the Tenant has leased certain premises (the "Leased Premises") consisting of approximately 5,026 rentable square feet of space in the building ("Building") on the parcel of land (the "Land"; the Land and Building being collectively referred to herein as the "Real Estate") legally described on Exhibit "A" attached hereto and made a part hereof.

NOW, THEREFORE, in consideration of the mutual covenants and agreements herein contained and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby covenant and agree as follows:

### AGREEMENTS:

1. The Tenant represents and warrants to the Lender that the Lease constitutes the entire agreement between the Tenant and the Landlord with respect to the Leased Premises and there are no other agreements, written or verbal, governing the tenancy of the Tenant with respect to the Leased Premises.

2. Intentionally Omitted.

3. Prior to pursuing any remedy available to the Tenant under the Lease, at law or in equity as a result of any failure of the Landlord to perform or observe any covenant, condition, provision or obligation to be

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performed or observed by the Landlord under the Lease (any such failure being hereinafter referred to as a "Landlord's Default"), the Tenant shall: (a) provide the Lender with a notice of the Landlord's Default, specifying the nature thereof, the section of the Lease under which such Landlord's Default arose, and the remedy which the Tenant will elect under the terms of the Lease or otherwise, and (b) allow the Lender not less than thirty (30) days following receipt of notice of the Landlord's Default to cure the same; provided, however, that, if such Landlord's Default is not readily curable within such thirty (30) day period, the Tenant shall give the Lender such additional time as the Lender may reasonably need to obtain possession and control of the Real Estate and to cure such Landlord's Default so long as the Lender is diligently pursuing a cure. The Tenant shall not pursue any remedy available to it as a result of any Landlord's Default unless the Lender fails to cure same within the time period specified above. For purposes of this Section 3, a Landlord's Default shall not be deemed to have occurred until all grace and/or cure periods applicable thereto under the Lease have lapsed without the Landlord having effectuated a cure thereof.

Subject to the agreements contained in this Agreement, the

4. The Tenant covenants with the Lender that the Lease shall be subject and subordinate to the lien and all other provisions of the Mortgage and to all modifications and extensions thereof, to the full extent of all principal, interest and all other amounts now or hereafter secured thereby and with the same force and effect as if the Mortgage had been executed and delivered prior to the execution and delivery of the Lease. ~~Without limiting the generality of the foregoing subordination provision, the Tenant hereby agrees that any of its right, title and interest in and to insurance proceeds and condemnation awards (or other similar awards arising from eminent domain proceedings) with respect to the (a) or the condemnation (or similar taking) of any of the Real Estate, shall be subject and subordinate to the Lender's right, title and interest in and to such proceeds and awards.~~

5. The Tenant acknowledges that the Landlord has collaterally assigned to the Lender any and all leases affecting the Real Estate, including the Lease, and the rents and other amounts, including, without limitation, lease termination fees, if any, due and payable under such leases. In connection therewith, the Tenant agrees that, upon receipt of a notice of a default by the Landlord under such assignment and a demand by the Lender for direct payment to the Lender of the rents due under the Lease, the Tenant will honor such demand and make all subsequent rent payments directly to the Lender. The Tenant further agrees that any Lease termination fees payable under the Lease shall be paid jointly to the Landlord and the Lender.

Material

6. The Lender agrees that so long as the Tenant is not in default under the Lease:

(a) The Tenant shall not be named or joined as a party in any suit, action or proceeding for the foreclosure of the Mortgage or the enforcement of any rights under the Mortgage (unless the Tenant is a necessary party under applicable law); and

(b) The possession by the Tenant of the Leased Premises and the Tenant's rights thereto shall not be disturbed, affected or impaired by, nor will the Lease or the term thereof be terminated or otherwise materially adversely affected by (i) any suit, action or proceeding for the foreclosure of the Mortgage or the enforcement of any rights under the Mortgage, or by any judicial sale or execution or other sale of the Leased Premises, or any deed given in lieu of foreclosure, or (ii) any default under the Mortgage.

7. If the Lender or any future holder of the Mortgage shall become the owner of the Real Estate by reason of foreclosure of the Mortgage or otherwise, or if the Real Estate shall be sold as a result of any action or proceeding to foreclose the Mortgage or transfer of ownership by deed given in lieu of foreclosure, the Lease shall continue in full force and effect, without necessity for executing any new lease, as a direct lease between the Tenant and the new owner of the Real Estate as "landlord" upon all the same terms, covenants and provisions contained in the Lease (subject to the exclusions set forth in subsection (b) below), and in such event:

(a) The Tenant shall be bound to such new owner under all of the terms, covenants and provisions of the Lease for the remainder of the term thereof (including the extension periods, if the Tenant elects or has elected to exercise its options to extend the term), and the Tenant hereby agrees to attorn to such new owner and to recognize such new owner as "landlord" under the Lease without any additional documentation to effect such attornment (provided, however, if applicable law shall require additional documentation at the time the Lender exercises its remedies then the Tenant shall execute such additional documents evidencing such attornment as may be required by applicable law);

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(b) Such new owner shall be bound to the Tenant under all of the terms, covenants and provisions of the Lease for the remainder of the term thereof (including the extension periods, if the Tenant elects or has elected to exercise its options to extend the term); provided, however, that such new owner shall not be:

(i) liable for any act or omission of any prior landlord (including the Landlord);

(ii) subject to any offsets or defenses which the Tenant has against any prior landlord (including the Landlord) unless the Tenant shall have provided the Lender with (A) notice of the Landlord's Default that gave rise to such offset or defense, and (B) the opportunity to cure the same, all in accordance with the terms of Section 6 above;

(iii) bound by any base rent, percentage rent, additional rent or any other amounts payable under the Lease which the Tenant might have paid in advance for more than the current month to any prior landlord (including the Landlord);

(iv) liable to refund or otherwise account to the Tenant for any security or other deposits not actually paid over to such new owner by the Landlord;

(v) ~~bound by any amendment or modification of the Lease made without the Lender's consent;~~ Intentionally Omitted.

(vi) bound by, or liable for any breach of, any representation or warranty or indemnity agreement contained in the Lease or otherwise made by any prior landlord (including the Landlord); or

(vii) personally liable or obligated to perform any such term, covenant or provision, such new owner's liability being limited in all cases to its interest in the Real Estate.

8. Any notices, communications and waivers under this Agreement shall be in writing and shall be (a) delivered in person, (b) mailed, postage prepaid, either by registered or certified mail, return receipt requested, or (c) by overnight express carrier, addressed in each case as follows:

To the Lender: LaSalle Bank National Association  
35 South LaSalle Street, Suite 1225  
Chicago, Illinois 60603  
Attention: Donald Broderick, First Vice President

With a copy to: LaSalle Bank National Association  
135 South LaSalle Street, Suite 1425  
Chicago, Illinois 60603  
Attention: Commercial Real Estate Syndications

and: Schwartz Cooper Chartered  
180 North LaSalle Street, Suite 2700  
Chicago, Illinois 60601  
Attention: Michael S. Kurtzon, Esq.

To the Landlord: Opus North Corporation  
9700 West Higgins Road, Suite 900  
Rosemont, Illinois  
Attention: Vice President

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With a copy to: Opus Corporation  
10350 Bren Road West  
Minnetonka, Minnesota 55343  
Attention: Legal Department

and: Daspin & Aument, LLP  
227 West Monroe Street, Suite 3500  
Chicago, Illinois 60606  
Attn: D. Albert Daspin

To the Tenant: Overnight Courier Delivery:  
Eddie Bauer, Inc.  
15012 NE 36<sup>th</sup> Street  
Redmond, WA 98052  
Attn: Real Estate Department – Vice President

Postal Delivery:  
Eddie Bauer, Inc.  
PO Box 97000  
Redmond, WA 98073-9700  
Attn: Real Estate Department – Vice President

With a copy to: Eddie Bauer, Inc.  
PO Box 97000  
Redmond, WA 98073-9700  
Attn: General Counsel

or to any other address as to any of the parties hereto, as such party shall designate in a written notice to the other party hereto. All notices sent pursuant to the terms of this section shall be deemed received (i) if personally delivered, then on the date of delivery, (ii) if sent by overnight, express carrier, then on the next federal banking day immediately following the day sent, or (iii) if sent by registered or certified mail, then on the earlier of the third federal banking day following the day sent or when actually received.

9. The Tenant acknowledges and agrees that the Lender will be relying on the representations, warranties, covenants and agreements of the Tenant contained herein and that any default by the Tenant hereunder shall permit the Lender, at its option, to exercise any and all of its rights and remedies at law and in equity against the Tenant and to join the Tenant in a foreclosure action thereby terminating the Tenant's right, title and interest in and to the Leased Premises.

10. This Agreement shall be binding upon and shall inure to the benefit of the parties hereto, their respective successors and assigns and any nominees of the Lender, all of whom are entitled to rely upon the provisions hereof. This Agreement shall be governed by the laws of the State of Illinois.

11. This Agreement may be executed in multiple counterparts and all of such counterparts together shall constitute one and the same Agreement.

**[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]**

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IN WITNESS WHEREOF, the parties hereto have executed this Subordination, Non-Disturbance and  
Attornment Agreement the day and year first above written.

**LANDLORD:**

**OPUS REAL ESTATE IL VII BURR RIDGE, L.L.C.,**  
a Delaware limited liability company

By: Robert A. Galante  
Name: Robert A. Galante  
Title: Vice President

**TENANT:**

**EDDIE BAUER, INC.,**  
a Delaware corporation

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

**LENDER:**

**LASALLE BANK NATIONAL ASSOCIATION,**  
a national banking association

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

Property of Cook County Clerk's Office

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IN WITNESS WHEREOF, the parties hereto have executed this Subordination, Non-Disturbance and  
Attornment Agreement the day and year first above written.

**LANDLORD:**

**OPUS REAL ESTATE IL VII BURR RIDGE, L.L.C.,**  
a Delaware limited liability company

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

**TENANT:**

**EDDIE BAUER, INC.,**  
a Delaware corporation

By: Mark K Comstock  
Mark K. Comstock  
Vice President - Real Estate

**LENDER:**

**LASALLE BANK NATIONAL ASSOCIATION,**  
a national banking association

By: DBK  
Name: Don Broderick  
Title: FVP

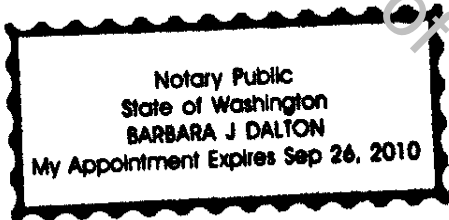
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STATE OF WASHINGTON )  
 )ss.  
COUNTY OF KING )

On this 24<sup>th</sup> day of January, 2007, before me personally appeared MARK K. COMSTOCK, to me known to be the VICE PRESIDENT – REAL ESTATE of EDDIE BAUER, INC., a Delaware corporation, the corporation that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument and that the seal affixed, if any, is the corporate seal of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.



Signature: *B J Dalton*

Name:(print) Barbara J. Dalton

NOTARY PUBLIC in and for the State  
of Washington, residing at Kirkland, WA  
My appointment expires: September 26, 2010

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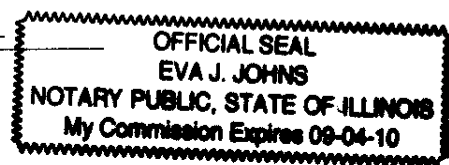
STATE OF Illinois )  
 ) ss.  
COUNTY OF Cook )

The undersigned, a Notary Public in and for said County, in the State aforesaid, DOES HEREBY CERTIFY that Robert A. Galante, the V.P. of OPUS REAL ESTATE IL VII BURR RIDGE, L.L.C., a Delaware limited liability company, who is 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 as such V.P., he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 25 day of January, 2007.

Eva Johns  
Notary Public

My Commission Expires:



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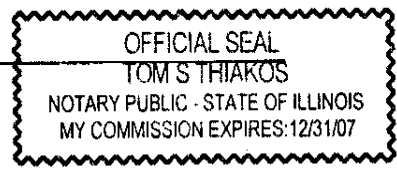
STATE OF ILLINOIS            )  
  ) SS.  
COUNTY OF COOK            )

The undersigned, a Notary Public in and for said County, in the State aforesaid, DOES HEREBY CERTIFY that Don Bruderrick, the FVP of LASALLE BANK NATIONAL ASSOCIATION, a national banking association, who is 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 as such FVP, he/she signed and delivered the said instrument as his/her own free and voluntary act and as the free and voluntary act of said banking association, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 30 day of JANUARY, 2007.

Tom Triakos  
Notary Public

My Commission Expires:



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Exhibit "A"

Legal Description

Lots 1 thru 6 of the Burr Ridge Village Center Planned Unit Development Subdivision, recorded October 2, 2006 as document number 0627510200 in Cook County, Illinois.

Address of Property: Southeast corner of I-55  
and County Line Road  
Burr Ridge, Illinois

PINs: 18-30-300-028-0000  
18-30-300-029-0000

Property of Cook County Clerk's Office