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Doc#: 0709222009 Fee: \$58.50
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/02/2007 10:14 AM Pg: 1 of 5

PREPARED BY AND
WHEN RECORDED MAIL TO:

WIRELESS CAPITAL PARTNERS, LLC
2800 28th Street, Suite 100
Santa Monica, California 90405
Attn: Servicing Manager
WCP#: 63956

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 2-16-07 between BIG O MOVERS AND STORAGE, INC., an Illinois corporation ("Landlord"), and WIRELESS CAPITAL PARTNERS, LLC, a Delaware limited liability company ("WCP").

A. Landlord, as successor in interest to Odis Reams, as lessor, and PrimeCo Personal Communications, LP, a Delaware limited partnership, as lessee ("Tenant"), are parties to that certain lease dated as of July 5, 1995, a memorandum of which was recorded on July 12, 1999, as Instrument No. 99660188, as amended (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, on the terms and subject to the conditions set forth in the Agreement. The Lease expires by its terms on or about July 4, 2010 and contains two (2) 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 July 4, 2032. Landlord has retained all of Landlord's obligations and liabilities under the Lease.

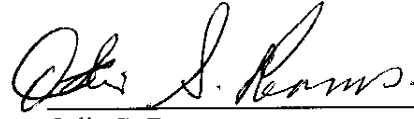
54
DB
RW
of

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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.

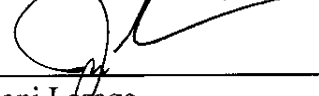
Landlord:

BIG O MOVERS AND STORAGE, INC.,
an Illinois corporation

By: 
Name: Odie S. Reams
Title: President

WCP:

WIRELESS CAPITAL PARTNERS, LLC,
a Delaware ~~limited liability company~~

By: 
Name: Joni Lesage
Its: Treasurer

[NOTE: ALL SIGNATURES MUST BE PROPERLY NOTARIZED]

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ALL-PURPOSE ACKNOWLEDGMENT

State of ILLINOIS }
 County of COOK } ss.

On 2-15-07 before me, Phyllis Thomas (Notary)
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")
 personally appeared Odessa S. Thomas Odessa S. Thomas
Name(s) of Signer(s)

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



to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Phyllis M. Thomas
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: _____

RIGHT THUMBPRINT
 OF SIGNER
 Top of thumb here

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ALL-PURPOSE ACKNOWLEDGMENT

State of CALIFORNIA
County of LOS ANGELES

} ss.

On 02-16-2007 before me, Durell T. Raines, Notary Public
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

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



X personally known to me
☐ proved to me on the basis of satisfactory evidence

to be the person whose names is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signatures on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Durell T. Raines
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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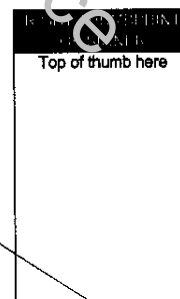
Signer(s) Other Than Named Above: _____

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 LEASE AGREEMENT dated July 5, 1995, by and between BIG O MOVERS AND STORAGE, INC., an Illinois corporation as successor in interest to Odis Reams, whose address is 5951 W Madison St, Chicago, IL 60644 ("Landlord") and PrimeCo Personal Communications, LP a Delaware Limited partnership ("Tenant"), whose address is 5117 W Terrace Dr, , Madison, WI, 53718, for the property located at 5951 W Madison St, Chicago, IL 60644 for which a Memorandum Of Lease is duly recorded on July 12, 1999 as Instrument No. 99660188 of the Cook County Registry.

The Legal Description is as follows:

LOTS 7, 8 AND 9 IN BLOCK 6 IN KNISELY'S ADDITION TO CHICAGO, A SUBDIVISION OF THAT PART OF THE NORTH EAST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE SOUTH 106TH ST IN COOK COUNTY, ILLINOIS.

PIN # 06-17-200-007-