



Doc#: 0736541062 Fee: \$38.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 12/31/2007 10:43 AM Pg: 1 of 8

**Prepared By and Return To**

Steven D. Graham, Esq.  
Thompson Coburn LLP  
Suite 2600  
One US Bank Plaza  
St. Louis, MO 63101

**Tax Parcel Nos.**

- #17-09-443-001-0000
- #17-09-443-002-0000
- #17-09-443-003-0000
- #17-09-443-004-0000
- #17-09-443-005-0000
- #17-09-444-001-0000 (PT)
- #17-09-444-016-0000
- #17-09-444-020-0000

---

**Space Above Line Reserved For Recorder's Use**

1. **Title of Document:** Memorandum of Lease and Notice of Right of First Offer
2. **Date of Document:** December 28, 2007
3. **Landlord:** Oakwood Chicago Associates, LLC, a Delaware limited liability company,  
Elmwood Chicago Associates, LLC, a Delaware limited liability company,  
Landings Chicago Associates, LLC, a Delaware limited liability company,  
and  
Wallkill Chicago Associates, LLC, a Delaware limited liability company  
Address: 18 Columbia Turnpike  
Florham Park, NJ 07932
4. **Tenant:** AT&T Services, Inc., a Delaware corporation  
Address: 225 W. Randolph St., 13<sup>th</sup> Floor  
Chicago, IL 60606
5. **Legal description:** See Exhibit A attached
6. **Reference(s) to Book(s) and Page(s):** N/A

Bo x 400  
DJ-MOR-1K  
8336515 ② of 10

# UNOFFICIAL COPY

## MEMORANDUM OF LEASE AND NOTICE OF RIGHT OF FIRST OFFER

THIS MEMORANDUM OF LEASE AND NOTICE OF RIGHT OF FIRST OFFER, is made and entered into as of the 28 day of December, 2007 by and between **AT&T Services, Inc.**, a Delaware corporation, as Lessee ("Tenant"), having an address of 225 W. Randolph St., 13<sup>th</sup> Floor, Chicago, IL 60606 and **Oakwood Chicago Associates, LLC**, a Delaware limited liability company, **Elmwood Chicago Associates, LLC**, a Delaware limited liability company, **Landings Chicago Associates, LLC**, a Delaware limited liability company, and **Wallkill Chicago Associates, LLC**, a Delaware limited liability company, as Lessor (collectively "Landlord"), having an address for tax purposes of 18 Columbia Turnpike, Florham Park, NJ 07932. The following recitals form the basis of this Memorandum:

A. Landlord and Tenant are parties to that certain Lease Agreement (the "Lease"), dated as of December 28, 2007, whereby Landlord leased to Tenant and Tenant leased from Landlord all of that certain property located at 225 West Randolph Street in the City of Chicago, Illinois, all as legally described on Exhibit A attached hereto and incorporated herein (the "Demised Premises").

B. Landlord and Tenant desire to confirm and ratify and to provide notice of the Lease including, without limitation, the terms and conditions described in this Memorandum.

**NOW, THEREFORE**, in consideration of the foregoing recitals and other good and valuable consideration as more fully provided in the Lease, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

1. Subject to the covenants and conditions contained in the Lease, Landlord leases to Tenant and Tenant leases from Landlord the Demised Premises, which include all improvements, appurtenances, rights, privileges, interests and easements thereunto belonging or anywise appertaining.

2. The Base Term of the Lease commenced on the date hereof and expires on December 31, 2022, subject to two (2) consecutive renewal terms of five (5) years each, and a third (3<sup>rd</sup>) renewal term of four (4) years and eleven (11) months, as further provided in the Lease.

3. The Lease grants to Tenant the right of first offer pursuant to Article 4 thereof with respect to purchase of the Demised Premises as described, and upon the terms and conditions set forth, in the Lease.

4. This instrument does not alter, amend, modify or change the Lease or any exhibits attached thereto in any respect. All of the provisions of the Lease and exhibits thereto are hereby incorporated by reference in this Memorandum. In the event of any conflict between the provisions of this instrument and the Lease, the provisions of the Lease shall control.

**IN WITNESS WHEREOF**, the parties hereto have executed this Memorandum of Lease and Notice of Right of First Offer as of the day and year first above written.

**[SIGNATURE PAGES FOR MEMORANDUM OF LEASE FOLLOW]**

# UNOFFICIAL COPY

[SIGNATURE PAGE]

Memorandum of Lease and Right of First Offer

"Landlord"

Oakwood Chicago Associates, LLC,  
a Delaware limited liability company

By: [Signature]  
Name: ~~Jared Kushner~~ Brian Kempner  
Title: Manager

STATE OF ILLINOIS  
COUNTY OF COOK ) ss

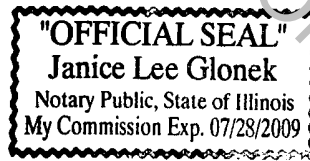
Brian Kempner

On this 27th day of December, 2007, before me appeared ~~Jared Kushner~~, to me personally known, who being by me duly sworn, did say that he is the Manager of OAKWOOD CHICAGO ASSOCIATES, LLC, a Delaware limited liability company and that the said instrument was signed on behalf of said limited liability company by authority of its members/operating agreement and said ~~Jared Kushner~~, on behalf of said limited liability company and acting in its capacity as aforesaid, acknowledged said instrument to be the free act and deed of said Oakwood Chicago Associates, LLC.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal on the day and year last above written.

[Signature: Janice Lee Glonek]  
Notary Public in and for said County and State  
Print Notary's Name: Janice Lee Glonek

My Commission Expires: 7-28-09





# UNOFFICIAL COPY

[SIGNATURE PAGE]  
Memorandum of Lease and Right of First Offer

**"Landlord"**

Landings Chicago Associates, LLC,  
a Delaware limited liability company

By: *[Signature]*  
Name: ~~Jared Kushner~~ *Brian Kemper*  
Title: Manager

STATE OF ILLINOIS  
COUNTY OF COOK

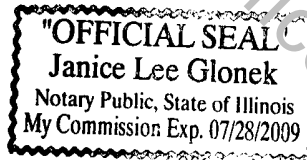
*Brian Kemper*

On this 27th day of ~~December~~, 2007, before me appeared ~~Jared Kushner~~ to me personally known, who being by me duly sworn, did say that he is the Manager of LANDINGS CHICAGO ASSOCIATES, LLC, a Delaware limited liability company and that the said instrument was signed on behalf of said limited liability company by authority of its members/operating agreement, and said ~~Jared Kushner~~, on behalf of said limited liability company and acting in its capacity as aforesaid, acknowledged said instrument to be the free act and deed of said Landings Chicago Associates, LLC.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal on the day and year last above written.

*Janice Lee Glonek*  
Notary Public in and for Cook County and State  
Print Notary's Name: *Janice Lee Glonek*

My Commission Expires: 7-28-09



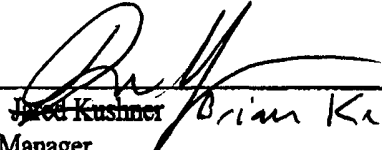
# UNOFFICIAL COPY

[SIGNATURE PAGE]

Memorandum of Lease and Right of First Offer

**"Landlord"**


Wallkill Chicago Associates, LLC,  
a Delaware limited liability company

By:   
Name: ~~Jared Kushner~~ Brian Kampner  
Title: Manager

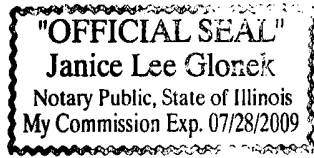
STATE OF ILLINOIS )  
 ) ss  
COUNTY OF COOK )

On this 27th day of December, 2007, before me appeared ~~Jared Kushner~~ Brian Kampner, to me personally known, who being by me duly sworn, did say that he is the Manager of WALLKILL CHICAGO ASSOCIATES, LLC, a Delaware limited liability company and that the said instrument was signed on behalf of said limited liability company by authority of its members/operating agreement, and said Jared Kushner, on behalf of said limited liability company and acting in its capacity as aforesaid, acknowledged said instrument to be the free act and deed of said Wallkill Chicago Associates, LLC.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal on the day and year last above written.

  
Notary Public in and for said County and State  
Print Notary's Name: Janice Lee Glonek

My Commission Expires:  
7-28-09





# UNOFFICIAL COPY

## EXHIBIT A

### LEGAL DESCRIPTION

#### PARCEL 1:

LOTS 2, 3 AND 4 (EXCEPT THAT PART OF LOT 2 DEDICATED FOR PUBLIC ALLEY BY INSTRUMENT RECORDED AS DOCUMENT NUMBER 18928994) IN BLOCK 41 IN ORIGINAL TOWN OF CHICAGO IN THE SOUTH EAST  $\frac{1}{4}$  OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

#### PARCEL 2:

THAT PART OF VACATED WEST COURT PLACE LYING SOUTH OF AND ADJOINING THE SOUTH LINE OF LOTS 2, 3 AND 4 AND LYING NORTH OF AND ADJOINING THE NORTH LINE OF LOT 5. ALL IN BLOCK 41 IN ORIGINAL TOWN OF CHICAGO AFORESAID; LYING NORTH OF AND ADJOINING THE NORTH LINE OF SUB-LOT 1 OF LOT 5 AND THE NORTH LINE OF SUB-LOTS 1, 2 AND 3 OF LOT 7, AND LYING WEST OF AND ADJOINING THE EAST LINE OF SAID SUB-LOT 3 OF LOT 7 PRODUCED NORTH 18 FEET, ALL IN BLOCK 41 IN ORIGINAL TOWN OF CHICAGO AFORESAID, ALL IN COOK COUNTY, ILLINOIS.