



08096989

MEMORANDUM OF LEASE

THIS MEMORANDUM OF LEASE is made and entered into this 19th day of November, 1998, by and between Century, L.L.C., an Illinois limited liability company (the "Landlord") and Landmark Theatre Corp., a Delaware corporation (the "Tenant").

WHEREAS, Landlord and Tenant have heretofore entered into a lease dated June 3, 1998 (the "Lease") with respect to those certain and do hereby demise the Premises consisting of approximately 29,724 square feet in The Century Shopping Centre, Chicago, Illinois (the "Center").

WHEREAS, capitalized terms contained in this Memorandum of Lease shall have the same meaning as such terms in the Lease.

WHEREAS, the legal description of the Shopping Center wherein the Premises are located as set forth on Exhibit A attached hereto.

WHEREAS, said Lease shall commence on the earlier of (i) the date Tenant opens for business to the public in the demised premises and (ii) twelve (12) weeks after Landlord tenders exclusive possession of the demised premises following substantial completion of the renovation of portion's of the common areas, the construction of a seven screen theater on the fourth, fifth and sixth floors of the Center and a first floor box office for ticket sales in the Center by the Landlord.

WHEREAS, the term of said Lease shall end on the last day of the twentieth (20th) full Lease Year after the occurrence of the Commencement Date

WHEREAS, the Lease grants the Tenant four (4) consecutive separate options to extend the Term of the Lease for renewal terms of five (5) years each.

WHEREAS, the other terms of said Lease are fully set forth therein. This Memorandum is subject to all of the terms, covenants and conditions set forth in said Lease, by which reference is hereby made a part hereof, to the same full extent as if all of said terms, covenants and conditions were stated in full herein.

1998-12-03 10:36 AM



THIS DOCUMENT PREPARED BY AND SHOULD BE RETURNED TO:
PAUL A. LEBBETTER
LANDMARK THEATRE CORP.
4004 BELTLINE ROAD
SUITE 205
ADDISON, TEXAS 75001

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3691/0135 16 001 Page 1 of 6
1998-12-03 16:24:41
Cook County Recorder 59.50

UNOFFICIAL COPY

IN WITNESS WHEREOF, the parties hereto have set their hands and seals the day and year first above written.

Landlord:

CENTURY, L.L.C., an Illinois limited liability company

By: _____

Its: Managing Member

Tenant:

LANDMARK THEATRE CORP., a Delaware corporation

By:  _____

Its: Vice President

Property of Cook County Clerk's Office

UNOFFICIAL COPY

STATE OF ILLINOIS

COUNTY OF COOK

} SS

I, _____, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT _____, the Managing Member of Century, L.L.C., 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 signed and delivered the said instrument as his own free and voluntary act, and as the free and voluntary act of said entity, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this _____ day of November, 1998.

Notary Public

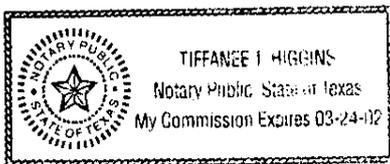
STATE OF Texas

COUNTY OF Dallas

} SS

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Thomas J. Owens, personally known to me to be the Vice President of Landmark Theatre Corp., a Delaware corporation, and 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 severally acknowledged that as such _____, he signed and delivered the said instrument pursuant to authority given by the corporation, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 12th day of November, 1998.



Tiffanee I Higgins
Notary Public

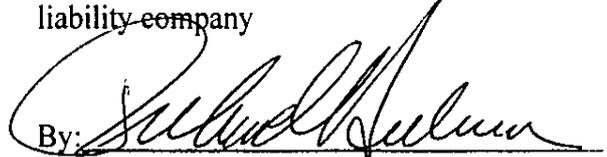
08096989

UNOFFICIAL COPY

IN WITNESS WHEREOF, the parties hereto have set their hands and seals the day and year first above written.

Landlord:

CENTURY, L.L.C., an Illinois limited liability company

By: 

Its: Managing Member

Tenant:

LANDMARK THEATRE CORP., a Delaware corporation

By: _____

Its: _____

Property of Cook County Clerk's Office

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UNOFFICIAL COPY

STATE OF ILLINOIS

COUNTY OF COOK

SS

I, Desiree Marie Banks, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Richard Helmer the Managing Member of Century, L.L.C., is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Managing Member appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act, and as the free and voluntary act of said entity, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 12th day of November, 1998.

Desiree Marie Banks
Notary Public
DESIREE MARIE BANKS
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 8-5-2002

STATE OF

COUNTY OF

SS

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that _____ and _____, personally known to me to be the _____ of Landmark Theatre Corp., a _____ corporation, and 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 severally acknowledged that as such _____, he signed and delivered the said instrument pursuant to authority given by the corporation, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this ____ day of November, 1998.

Notary Public

08096989

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EXHIBIT A

Legal Description

Commonly known as The Century Shopping Centre, Chicago, Illinois

PARCEL 1:

LOTS 1 AND 2 (EXCEPT THAT PART OF THE SOUTH .71 FEET, AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE, LYING EAST OF THE WEST 163.0 FEET, AS MEASURED ALONG THE SOUTH LINE OF SAID LOT 2) IN BROMLEY'S SUBDIVISION OF THE EAST PART OF THE SOUTH ½ OF LOT 10 IN BICKERDIKE'S AND STEELE'S SUBDIVISION IN THE WEST ½ OF THE NORTH WEST ¼ OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOTS 1, 2, 3, 4, 5, 6, AND 7 IN THE SUBDIVISION OF THE NORTH ½ OF LOT 10 IN BICKERDIKE'S AND STEELE'S SUBDIVISION IN THE WEST ½ OF THE NORTH WEST ¼ OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THE EAST 207 FEET OF THE SOUTH ½ OF LOT 11 IN BICKERDIKE AND STEELE'S SUBDIVISION IN THE WEST ½ OF THE NORTHWEST ¼ OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

LOTS 18 AND 19 IN RAWORTH AND OTHERS SUBDIVISION OF PART OF LOTS 11, 12, 15 AND 16 IN BICKERDIKE'S AND STEELE'S SUBDIVISION IN THE WEST ½ OF THE NORTH WEST ¼ OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PIN: 14-28-119-003; 14-28-119-004;
14-28-119-005; 14-28-119-006'
14-28-119-007; 14-28-119-008;
14-28-119-011; 14-28-119-024

P.A. 2828 NORTH CLARK STREET
CHICAGO, ILLINOIS

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