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Cook County Recorder of Deeds
Date: 06/06/2008 02:43 PM Pg: 1 of 6

[Recording Cover Sheet]

MEMORANDUM OF LEASE

Made as of April 25, 2008 by and among:

TR 120 S. LaSalle Corp. ("Landlord"), and

The PrivateBank and Trust Company ("Tenant")

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MEMORANDUM OF LEASE

**THIS INSTRUMENT
PREPARED BY AND AFTER
RECORDING RETURN TO:**

James T. Mayer, Esq.
Holland & Knight LLP
131 South Dearborn, 30th Floor
Chicago, Illinois 60610

This space reserved for Recorder's use only.

THIS MEMORANDUM OF LEASE (this "**Memorandum**"), dated as of the 25th day of April, 2008, is made by and between **TR 120 S. LASALLE CORP.**, a Delaware corporation, having its principal office at c/o Lincoln Property Company, 120 North LaSalle Street, Suite 1750, Chicago, Illinois 60602 ("**Landlord**") and **THE PRIVATEBANK AND TRUST COMPANY**, an Illinois chartered bank, having its principal office at 70 West Madison, Suite 200, Chicago, Illinois 60602 ("**Tenant**").

RECITALS

A. Landlord and Tenant have entered into that certain Lease dated April 25, 2008 (the "**Lease**"), pursuant to which Landlord has leased to Tenant certain premises (the "**Leased Premises**") which is located in the building commonly known by the street address of 120 South LaSalle Street, Chicago, Illinois ("**Building**"), as more particularly described on Exhibit A attached hereto.

B. Landlord is the owner of all right, title and interest in the Building.

C. Landlord and Tenant desire to set forth certain terms and provisions contained in the Lease in this Memorandum for recording purposes.

NOW, THEREFORE, for and in consideration of the rents reserved and the covenants and conditions set forth in the Lease, Landlord and Tenant do hereby covenant, promise and agree as follows:

1. **Definitions.** Capitalized terms used herein which are not otherwise defined herein shall have the respective meanings ascribed to them in the Lease.
2. **Grant of Lease.** Pursuant to the Lease, Landlord has leased to Tenant and Tenant has leased from Landlord the Leased Premises upon the terms and conditions set forth in the Lease.

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3. **Commencement Date.** The Term of the Lease shall commence on January 1, 2009 (the "**Commencement Date**").
4. **Expiration Date.** The Term of the Lease shall expire, unless sooner terminated or unless extended or renewed as provided therein, on December 31, 2023.
5. **Options to Extend.** Tenant has options to extend the Term of the Lease for two (2) additional periods of ten (10) years each.
6. **Expansion Options.** Tenant has the following options to lease additional space in the Building: (i) expansion options pursuant to Article 33 of the Lease, (ii) right of first refusal to lease additional space pursuant to Article 38, and (iii) right of first offer to lease additional space pursuant to Article 39.
7. **No Option to Purchase.** Tenant does not have an option, a right of first refusal or a right of first offer to purchase the Building.
8. **Incorporation of Lease.** This Memorandum is for informational purposes only and nothing contained herein shall be deemed to in any way modify or otherwise affect any of the terms and conditions of the Lease, the terms of which are incorporated herein by reference. This instrument is merely a memorandum of the Lease and is subject to all of the terms, provisions and conditions of the Lease. In the event of any inconsistency between the terms of the Lease and this instrument, the terms of the Lease shall prevail.

[SIGNATURES ON FOLLOWING PAGE]

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IN WITNESS WHEREOF, Landlord and Tenant have executed this Memorandum as of the date first written above.

LANDLORD:

TR 120 S. LASALLE CORP., a Delaware corporation

By: [Signature]
Name: Steven Ketchum
Title: President

TENANT:

THE PRIVATEBANK AND TRUST COMPANY, an Illinois chartered bank

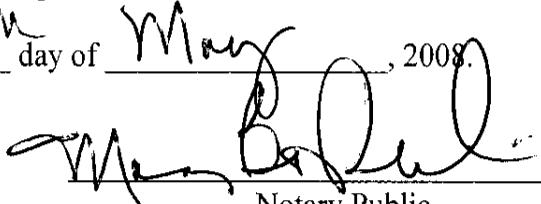
By: [Signature]
Name: C BRANT ARREN
Title: Managing Director

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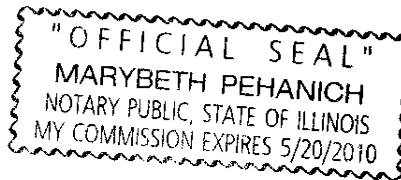
STATE OF ILLINOIS)
) ss:
COUNTY OF COOK)

The undersigned, a Notary Public, in and for the County and State aforesaid, does hereby certify, that Jenifer Ratcliffe, personally known to me to be the President of **TR 120 S. LASALLE 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 acknowledged under oath that as such President she signed and delivered said instrument pursuant to authority duly given to her by said corporation.

Given under my hand and seal this 13th day of May, 2008.


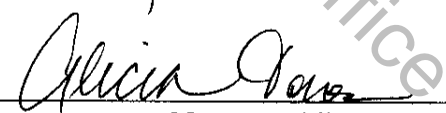
Notary Public

My Commission Expires:

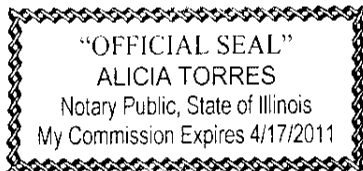


STATE OF ILLINOIS)
) ss:
COUNTY OF COOK)

The undersigned, a Notary Public, in and for the State aforesaid, does hereby certify, that C. Brant Ahrens, personally known to me to be the Managing Director of **THE PRIVATEBANK AND TRUST COMPANY**, an Illinois chartered bank, 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 acknowledges under oath that as such Managing Director he signed and delivered said instrument pursuant to authority duly given to him/her by said company.

Given under my hand and seal this 9 day of May, 2008.


Notary Public



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EXHIBIT A

Legal Description

THE EAST 1/2 OF LOT 2, ALL OF LOT 3 AND THAT PART OF LOT 4 LYING WEST OF THE WEST LINE OF LASALLE STREET (EXCEPT THE SOUTH 10 FEET OF SAID LOTS TAKEN FOR ALLEY) IN BLOCK 96 IN SCHOOL SECTION ADDITION TO CHICAGO IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Pin# 17-16-210-007-0000

Commonly known as "120 S. LaSalle Street, Chicago, Illinois 60603"

Property of Cook County Clerk's Office