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Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/28/2008 02:04 PM Pg: 1 of 13

Property of Cook County Clerk's Office

SUBORDINATION, NON-DISTURBANCE AND
ATTORNNMENT AGREEMENT

CT 8445890 Paul and Nancy SPS

Box 334

13pgs

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MIL AND NOLAS
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(This Space for Recording Use Only)

THIS DOCUMENT SHOULD BE RETURNED TO AFTER RECORDING:

WALGREEN CO.
104 Wilmot Road, MS 1420
Deerfield, Illinois 60015
Attn: Lola Muhammad
Real Estate Law Department
Store # 5126

SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT

THIS SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT made in multiple copies as of the 26th day of August, 2008, by and between First Bank of Highland Park, its successors and assigns ("Mortgagee"), BL 300 LLC, an Illinois limited liability company ("Landlord") and WALGREEN CO., an Illinois corporation ("Tenant");

WITNESSETH:

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WHEREAS, Mortgagee is the holder of a Note in the original principal amount of \$1,300,000⁰⁰, secured by a Mortgage or Deed of Trust ("Mortgage") dated August 26th, 2008 recorded on 0824134089, 2008, in Book _____, at Page _____, in the Official Records of Cook County, State of Illinois, covering the property legally described on Exhibit "A" attached hereto and made a part hereof;

WHEREAS, by Lease dated February 26, 2001 ("Lease"), recorded by Memorandum of Lease of even date, on April 6, 2001, as Document Number 0010277918, in the Official Records of Cook County, State of Illinois, Landlord, as landlord, leased to Tenant, as tenant, the property, of the northwest corner of Wentworth Avenue and Ridge Road in the Village of Lansing, Illinois, legally described on Exhibit "A" ("Leased Premises");

WHEREAS, Mortgagee, Tenant and Landlord desire to confirm their understanding with respect to said Lease and said Mortgage;

NOW, THEREFORE, in consideration of the premises and the mutual covenants and promises contained herein and other good and valuable consideration, the parties agree as follows:

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1. Subject to the covenants, terms and conditions of this Agreement, in the event of a default under the Note, the lien of said Lease is hereby subordinated to the lien of said Mortgage. If there shall be a conflict between the terms of said Lease and the terms of said Mortgage, the terms of said Lease shall prevail.
2. In the event Mortgagee or any other party (collectively "Successor Landlord") acquires title or right of possession of the Leased Premises under said Mortgage through foreclosure, or other procedure related to a default under the Note, said Lease shall remain in full force and effect and Tenant shall continue occupancy of the Leased Premises in accordance with the terms and provisions of said Lease. In such event, during the period that it holds title to or possession of the Leased Premises, Successor Landlord shall be in all respects bound by said Lease as Landlord and by all of Tenant's rights thereunder. Successor Landlord's remedies pursuant to the Lease will be in full force and effect once Successor Landlord succeeds to the interest of Landlord under the Lease and once Successor Landlord is bound by all of the terms and conditions of said Lease.
3. So long as Successor Landlord shall be bound by the terms and conditions of said Lease, Tenant shall attorn to Successor Landlord when Successor Landlord is in possession of the Leased Premises, whether such possession is pursuant to Mortgagee's rights under said Mortgage (which such attornment shall be effective and self operative without the execution of any further instrument on the part of any of the parties hereto), or other procedure related to a default under the Note and will continue occupancy of the Leased Premises under the same terms and conditions of said Lease.
4. Mortgagee shall not include Tenant in any foreclosure proceeding involving the Leased Premises, unless required by applicable state law for Mortgagee to accomplish the foreclosure and then not to interfere with or diminish Tenant's rights under said Lease or disturb Tenant's possession.
5. In the event that Successor Landlord succeeds to the interest of Landlord under such Lease, Successor Landlord shall not be:
 - a). Liable for any act or omission of any prior landlord (including Landlord) or subject to any offsets or defenses which Tenant might have against any prior landlord (including Landlord), except for any defaults or remedies of which Tenant has notified Mortgagee prior to

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Successor Landlord becoming bound by the Lease in accordance with paragraph 2. Successor Landlord will not be held liable for any consequential damages for defaults of any prior Landlord; or

b). Bound by any payment of any rent or additional rent which Tenant might have paid for more than the current month to any prior landlord (including Landlord); or

c). Bound by any amendment or modification of the Lease made without Mortgagee's written consent.

6. During the continuance of said Mortgage, Tenant shall use reasonable efforts to give written notice to Mortgagee of all defaults by Landlord of those obligations under said Lease which are of a nature as to give Tenant a right to terminate said Lease, reduce rent, or to credit or offset any amounts against future rents, and Mortgagee shall have the same opportunity as provided to Landlord in said Lease (but shall not be required) to cure the same. In any event (except as otherwise provided in the next sentence of this paragraph), Tenant's failure to provide Mortgagee such written notice shall not impair any rights granted or derived by Tenant under said Lease and/or this Agreement. In no event shall Tenant terminate the Lease as a result of any breach or default of the Lease unless Tenant has provided Mortgagee notice and afforded the Mortgagee the same opportunity to cure such breach or default as provided to Landlord in said Lease; provided, however, that Mortgagee shall not be obligated to remedy or cure any default of Landlord under the Lease.

7. Tenant hereby agrees that upon receipt of written notice from Mortgagee of a default by Landlord under said Mortgage, all checks for rent and other sums payable by Tenant under said Lease to Landlord shall, from the date of Tenant's receipt of such written notice, be delivered to and drawn to the exclusive order of Mortgagee until Mortgagee or a court of competent jurisdiction shall direct otherwise. Such an assignment of rent shall not relieve Landlord of any of its obligations under said Lease and shall not modify or diminish any rights granted to Tenant by said Lease or this Agreement, including but not limited to, any rights contained in said Lease which allow Tenant the right of so-called self help, offsets or deductions in the event of default or otherwise. Landlord hereby consents and agrees to the provisions of this paragraph and hereby authorizes Tenant to direct all rental and other payments under said Lease as provided by this paragraph. Landlord hereby relieves Tenant from any liability by reason of Tenant's payment of any sums under said Lease as required by this paragraph. Tenant shall have no

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obligation to verify the existence of any such default stated in the notice from Mortgagee under this paragraph.

8. (a) Subject to the terms of (b) below, Tenant agrees that the covenants of Landlord in Article 8 of the Lease shall not be binding upon land owned by Successor Landlord that acquires the interest of Landlord in the Leased Premises through foreclosure of the Mortgage or a deed in lieu thereof, (provided that Successor Landlord owned or mortgaged such land prior to the date that it acquires the interest of Landlord in the Leased Premises), but shall apply to any subsequent purchaser or transferee that is not an affiliate or subsidiary of Successor Landlord.

(b) Upon Successor Landlord's acquisition of Landlord's interest, during the period that it holds title to the Leased Premises, Successor Landlord will not execute any agreement that violates the restrictions set forth in Article 8 of the Lease or agree to any modification of a then existing agreement which extends the right of any third party to operate in a manner inconsistent with the restrictions set forth in Article 8 of the Lease.

9. In the event Successor Landlord acquires title or right of possession of the Leased Premises, Tenant acknowledges and agrees that the liability of such Successor Landlord under the Lease shall be limited to its interest in the property described on Exhibit "A" and the rents, income and profits therefrom. Notwithstanding anything herein to the contrary, Tenant shall have all of its equitable remedies against Successor Landlord. Nothing contained herein shall otherwise limit Tenant's rights or remedies as provided in the Lease.

10. All notices under this Agreement shall be deemed to have been duly given if made in writing and sent by United States certified or registered mail, postage prepaid, or by overnight delivery service providing proof of receipt, and addressed as follows:

If to Mortgagee: 633 Skokie Boulevard, Suite 320
Northbrook, IL 60062
Attention: Patrick F. Stallone

If to Tenant: 104 Wilmot Road, MS 1420
Deerfield, Illinois 60015

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If to Landlord: 1839 North Lincoln Avenue
Chicago, IL 60614
Attention: Bernard Leviton

provided that each party by like notice may designate any future or different addresses to which subsequent notices shall be sent. Notices shall be deemed given upon receipt or upon refusal to accept delivery.

11. Tenant agrees that the right of first refusal shall not apply to Successor Landlord through a foreclosure, deed-in-lieu of foreclosure or any other enforcement action under the Mortgage; provided, however, such right of first refusal shall apply to subsequent purchasers of the Leased Premises. It is the express intention of Landlord and Tenant that the acquisition by either party of the right, title, interest and estate of the other party in and to the Leased Premises shall not result in termination or cancellation of the Lease by operation of the principle of merger of estates or otherwise, notwithstanding any applicable law to the contrary.

12. To facilitate execution, this Agreement may be executed in as many counterparts as may be convenient or required. It shall not be necessary that the signature and acknowledgment of, or on behalf of, each party, or that the signature and acknowledgment of all persons required to bind any party, appear on each counterpart. All counterparts shall collectively constitute a single instrument. It shall not be necessary in making proof of this Agreement to produce or account for more than a single counterpart containing the respective signatures and acknowledgment of, or on behalf of, each of the parties hereto. Any signature and acknowledgment page to any counterpart may be detached from such counterpart without impairing the legal effect of the signatures and acknowledgments thereon and thereafter attached to another counterpart identical thereto except having attached to it additional signature and acknowledgment pages.

13. This Agreement shall also bind and benefit the heirs, legal representatives, successors and assigns of the respective parties hereto, and all covenants, conditions and agreements herein contained shall be construed as running with the land.

IN WITNESS WHEREOF, the parties hereto have executed and delivered this Agreement, under seal, as of the day and year first above written.

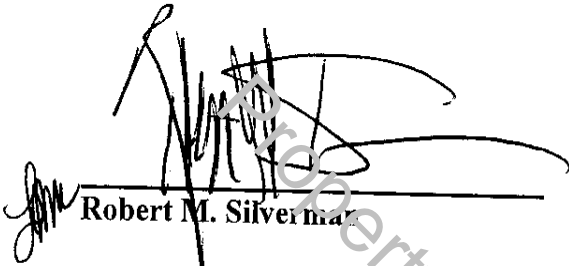
(Signature Page to follow)

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WALGREEN CO.

MORTGAGEE:

FIRST BANK OF HIGHLAND PARK



Robert M. Silverman

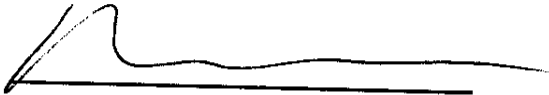
Divisional Vice President

By: _____

Title:

LANDLORD:

BL 300 LLC



By: **Bernard Leviton**, as Trustee of the Bernard Leviton Living Trust dated January 16, 1990, as may be amended

Title: ~~Manager~~ Its sole Member

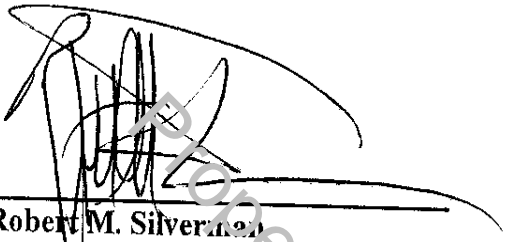
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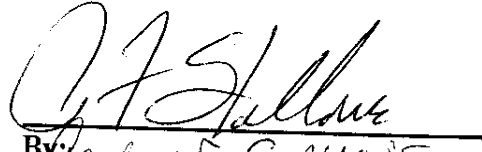
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WALGREEN CO.

MORTGAGEE:

FIRST BANK OF HIGHLAND PARK


 Robert M. Silverman
 Divisional Vice President


 BY: PATRICK F. STALLONE
 Title: EXECUTIVE VICE PRESIDENT

LANDLORD:

BL 300 LLC



By: **Bernard Leviton**, as Trustee of the Bernard Leviton Living Trust dated January 16, 1990, as may be amended

Title: ~~Manager~~ Its sole Member

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EXHIBIT "A"

LEGAL DESCRIPTION (STORE #5126)

<p>PARCEL 1:</p>
<p>LOTS 4 AND 5 IN AXTELL'S ADDITION TO LANSING, A SUBDIVISION OF THE EAST ½ OF THE NORTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 32, TOWNSHIP 36 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.</p>
<p>PARCEL 2:</p>
<p>THE NORTH 120 FEET OF LOT 3 AND THE NORTH 120 FEET OF LOT 2 AND THE NORTH 120 FEET OF LOT 1 (EXCEPT THAT PART OF SAID LOT 1 TAKEN FOR WENTWORTH AVENUE) IN AXTELL'S ADDITION TO LANSING, A SUBDIVISION OF THE EAST ½ OF THE NORTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 32, TOWNSHIP 36 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.</p>
<p>PARCEL 3:</p>
<p>LOT 2 (EXCEPT THE NORTH 120 FEET) AND LOT 1 (EXCEPT THE NORTH 120 FEET THEREOF) AND EXCEPT THOSE PARTS OF LOTS 1 AND 2 (TAKEN AS A TRACT) IN AXTELL'S ADDITION TO LANSING, A SUBDIVISION OF THE EAST ½ OF THE NORTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 32, TOWNSHIP 36 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE SOUTHWESTERLY LINE OF SAID LOT 1 WITH A LINE 33.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID LOT 1, THENCE ON AN ASSUMED BEARING OF NORTH 79 DEGREES 48 MINUTES 36 SECONDS WEST ON THE SOUTH LINE OF SAID LOTS 1 AND 2 A DISTANCE OF 35.61 FEET; THENCE SOUTH 88 DEGREES 12 MINUTES 59 SECONDS EAST 23.19 FEET; THENCE NORTH 82 DEGREES 17 MINUTES 36 SECONDS EAST 7.66 FEET; THENCE NORTH 7 DEGREES 16 MINUTES 05 SECONDS EAST 5.53 FEET TO A POINT ON A LINE 33.02 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID LOT 1; THENCE SOUTH 0 DEGREES 05 MINUTES 15 SECONDS WEST ON THE LAST DESCRIBED LINE 20.41 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY,</p>

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ILLINOIS.
PARCEL 4:
LOT 2 (EXCEPT THE NORTH 120 FEET THEREOF) IN AXTELL'S ADDITION TO LANSING, A SUBDIVISION OF THE EAST ½ OF THE NORTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 32, TOWNSHIP 36 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
PARCEL 5:
THAT PART OF THE EAST 175 FEET OF THE NORTHWEST ¼ OF SECTION 32, TOWNSHIP 36 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE CENTER LINE OF LAKE STREET EXTENDED AND NORTH OF THE SOUTH 75 FEET OF SAID NORTHWEST ¼ IN COOK COUNTY, ILLINOIS.
PARCEL 6:
THE EAST 175 FEET OF THE SOUTH 75 FEET OF THE EAST ½ OF THE EAST ½ OF THE NORTHWEST ¼ OF SECTION 32, TOWNSHIP 36 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address of Property: 3564 Ridge Road, Lansing, Illinois

P.I.N.:
 30-32-125-014 (as to Parcel 1)
 30-32-125-015 (as to Parcel 2)
 30-32-125-017 (as to Parcel 2)
 30-32-125-018 (as to Parcel 3)
 30-32-125-016 (as to Parcel 4)
 30-32-125-030 (as to Parcel 5)
 30-32-125-031 (as to Parcel 6)

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ACKNOWLEDGEMENT

STATE OF ILLINOIS §
 §
COUNTY OF LAKE §

On this 15th day of August 2008, before me appeared **Robert M. Silverman**, to me personally known, who, being by me duly sworn, did say that he is the **Divisional Vice President of Walgreen Co.**, an Illinois corporation, and that said instrument was signed in behalf of said corporation by authority of its board of directors, and said Divisional Vice President acknowledged said instrument to be the free act and deed of said corporation.

(Seal)
NOTARY PUBLIC
STATE OF ILLINOIS
My term expires: 8/28/2011

Sharia M. Howard
Notary Public

STATE OF ILLINOIS §
 §
COUNTY OF COOK §

On this ____ day of _____ 2008, before me appeared _____, to me personally known, who, being by me duly sworn, did say that he is the _____ of First Bank of Highland Park, and that said instrument was signed in behalf of said company by authority of its board of directors, and said _____ acknowledged said instrument to be the free act and deed of said corporation.

(Seal)

Notary Public

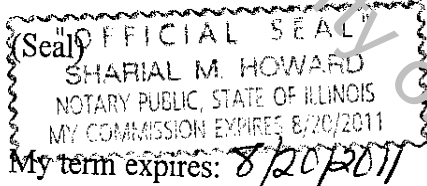
My term expires:

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ACKNOWLEDGEMENT

STATE OF ILLINOIS §
COUNTY OF LAKE §

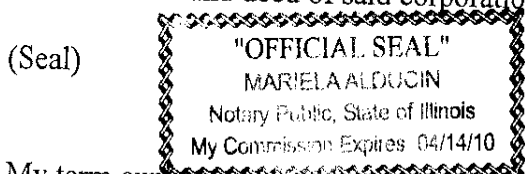
On this 15th day of August 2008, before me appeared Robert M. Silverman, to me personally known, who, being by me duly sworn, did say that he is the Divisional Vice President of Walgreen Co., an Illinois corporation, and that said instrument was signed in behalf of said corporation by authority of its board of directors, and said Divisional Vice President acknowledged said instrument to be the free act and deed of said corporation.



Signature of Shariel M. Howard
Notary Public

STATE OF ILLINOIS §
COUNTY OF COOK §

On this 19th day of August 2008, before me appeared Patrick F. Stallone, to me personally known, who, being by me duly sworn, did say that he is the Executive Vice President of First Bank of Highland Park, and that said instrument was signed in behalf of said company by authority of its board of directors, and said Directors acknowledged said instrument to be the free act and deed of said corporation.



Signature of Mariela Alducin
Notary Public

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STATE OF ILLINOIS §
 §
COUNTY OF COOK §

I, the undersigned, a notary public, in and for the county and state aforesaid, DO member
HEREBY CERTIFY that Bernard Leviton,* personally known to me to be the sole ~~manager~~ of
BL 300 LLC, an Illinois limited liability company, and personally known to me to be the same
person whose name is subscribed to within the Document, appeared before me this day in person
and acknowledged that he/she signed and delivered said instrument as his/her free and voluntary
act and deed, for the uses and purposes therein set forth.

Given under my hand and official seal this 25th day of AUGUST, 2008.

Jeanette Dresdow

Notary Public

* as Trustee of the Bernard Leviton Living
Trust, dated January 16, 1990, as may
be amended

