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Prepared by and upon recording
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Doc#: 0827345081 Fee: \$50.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/29/2008 11:54 AM Pg: 1 of 8

Levenfeld Pearlstein, LLC
2 North LaSalle Street
Suite 1300
Chicago, Illinois 60602
Attn: Steven E. Ginsberg, Esq.
(Site Name: Clark & Randolph; 34679-72422)

MEMORANDUM OF BUILDING AND ROOFTOP LEASE AGREEMENT

This Memorandum of BUILDING AND ROOFTOP LEASE AGREEMENT is made this 19th day of Sept, 2008, between Goodman/Friedman, LLC, a Delaware limited liability company, by and through its managing agent Friedman Properties, Ltd., an Illinois corporation, with a mailing address of 325 N. LaSalle Street, Suite 600, Chicago, Illinois 60610, hereinafter collectively referred to as "LESSOR", and Chicago SMSA Limited Partnership d/b/a Verizon Wireless, with its principal office located at One Verizon Way, Mailstop 4AW100, Basking Ridge, New Jersey 07920, hereinafter referred to as "LESSEE". LESSOR and LESSEE are at times collectively referred to hereinafter as the "Parties" or individually as the "Party".

1. LESSOR and LESSEE entered into a Building and Rooftop Lease Agreement (the "Agreement") on September 19, 2008 for an initial term of five (5) years, commencing on the Commencement Date. The Building and Rooftop Lease Agreement shall automatically be extended for two (2) additional five (5) year terms unless the LESSEE terminates it at the end of the then current term by giving the LESSOR written notice of the intent to terminate at least six (6) months prior to the end of the then current term.
2. LESSOR hereby leases to LESSEE approximately twenty-five (25) square feet of space on the roof (the "Rooftop Space") of the building (the "Building") located at 60 West Randolph Street, Chicago, Cook County, Illinois as shown on the Tax Map of the County of Cook as a portion of Tax Parcel No. 17-09-437-018-8002, 17-09-437-009-8002, and 17-09-436-010-0000 and being part of that real property further described in the deed recorded October 19, 1992 as document 92776296 in the Office of the Register of Deeds for Cook County, (the entirety of LESSOR's property is referred to hereinafter as the "Property"), the underlying real property of which is legally described in Exhibit A attached hereto and made a part hereof (the Building and such real property are hereinafter sometimes collectively referred to as the "Property"), for the installation, operation and maintenance of communications equipment; together with such additional space on the roof of the Building sufficient for the installation, operation and maintenance of antennae (the "Antenna Space"); together with such additional space within the Building and on the roof of the Building for the installation, operation and maintenance of wires, cables, conduits and pipes (the "Cabling Space") running from the Rooftop Space to the Antenna Space and to all necessary electrical and

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telephone utility sources located within the Building or on the Property; together with the non-exclusive right of ingress and egress from a public right-of-way, seven (7) days a week, twenty four (24) hours a day, over the Property and in and through the Building to and from the Premises (as hereinafter defined) for the purpose of installation, operation and maintenance of LESSEE's rooftop communications facility. The Rooftop Space, Antenna Space and Cabling Space are hereinafter collectively referred to as the "Premises" and are as shown on Exhibit B attached hereto and made a part hereof. In the event there are not sufficient electric and telephone utility sources located within the Building or on the Property, LESSOR agrees to grant LESSEE or the local utility provider the right to install such utilities on, over and/or under the Property and through the Building necessary for LESSEE to operate its rooftop communications facility, provided the location of such utilities shall be as reasonably designated by LESSOR.

3. The Commencement Date of the Agreement, of which this is a Memorandum, is September 19, 2008.
4. LESSEE has the right of first refusal to purchase the Premises during the initial term and all renewal terms of the Agreement.
5. The terms, covenants and provisions of the Agreement, the terms of which are hereby incorporated by reference into this Memorandum, shall extend to and be binding upon the respective executors, administrators, heirs, successors and assigns of LESSOR and LESSEE.

[Signature Page Follows]

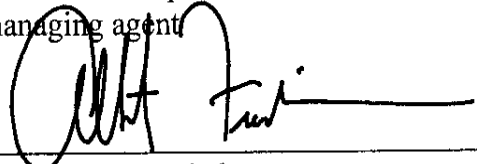
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IN WITNESS WHEREOF, hereunto and to a duplicate hereof, LESSOR and LESSEE have caused this Memorandum to be duly executed on the date first written hereinabove.

LESSOR:

GOODMAN/FRIEDMAN, LLC
an Illinois limited liability company

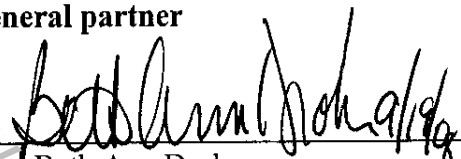
By: Friedman Properties, Ltd.,
its managing agent

By: 
Name: Albert M. Friedman
Its: President

LESSEE:

Chicago SMSA Limited Partnership
d/b/a Verizon Wireless

By: Cellco Partnership,
its general partner

By: 
Name: Beth Ann Drohan
Its: VP Network Operations Midwest Area

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STATE OF ILLINOIS)
)
COUNTY OF COOK)

ACKNOWLEDGEMENT

I, Erin Myers, a Notary Public for said County and State, do hereby certify that **Albert M. Friedman** personally came before me this day and acknowledged that he is the President of **GOODMAN/FRIEDMAN, LLC an Illinois limited liability company** by Friedman Properties, Ltd., its managing agent, and he, being authorized to do so, executed the foregoing **MEMORANDUM OF BUILDING AND ROOFTOP LEASE AGREEMENT** as his own act and deed on behalf of Goodman/Friedman, LLC, an Illinois limited liability company by Friedman Properties, Ltd..

WITNESS my hand and official Notarial Seal, this 24 day of February, 2008.

Erin Myers
Notary Public

My Commission Expires:
12/4/10



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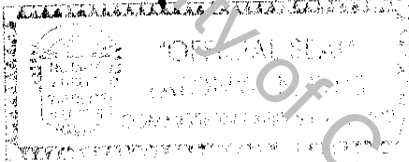
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State of Illinois)
) ss.
County of Cook)

On 9/19, 2008, before me, Ladaya Ellis, notary public, personally appeared Beth Ann Drohan, personally known to me (or 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.

Signature Ladaya Ellis (Seal)



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EXHIBIT A

DESCRIPTION OF PROPERTY

The subleasehold estate, created by the instrument herein referred to as the sublease, executed by: Chicago Theatre Group d/b/a The Goodman Theatre, as lessor, and Goodman/Friedman, LLC, as lessee, dated August 30, 1999, a memorandum of which sublease was recorded September 3, 1999 as document 99845554, which sublease demises the land for a term of 99 years beginning August 30, 1999.

Those parts of said Lots 7 and 8 lying South of a line described as follows: Beginning at a point on the East line of Lot 8 in Block 35, which point is 79.40 feet North from the Southeast corner of said Lot, as measured along said East line; thence West, perpendicular to said East line, a distance of 87.81 feet; thence North, perpendicular to the last described line, a distance of 5.00 feet; thence West, perpendicular to the last described line, a distance of 73.17 feet to a point on the West line of aforementioned Lot 7 which is 82.25 feet North from the Southwest corner of said Lot, as measured along said West line; all in Section 9, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

PIN: 17-09-437-018-8002; 17-09-437-009-8002; 17-09-436-010-0000

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Chicago SMSA
 Limited Partnership
 d/b/a Verizon Wireless
 1515 Woodfield Rd.
 Suite 1400,
 Schaumburg, IL 60173
 Tel: (847) 106-2632
 Fax: (847) 106-1415

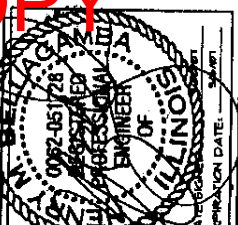
Fullerton
 Engineering Consultants
 9140 W. Higgins Rd, Suite 800
 Rosemont, Illinois 60018
 Tel: 847-232-8200
 Fax: 847-232-8705

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SITE NAME
 CLARK 4
RANDOLPH ST
LOCATION NUMBER
 180364
SITE ADDRESS
 60 W. RANDOLPH ST
 CHICAGO, IL 60601

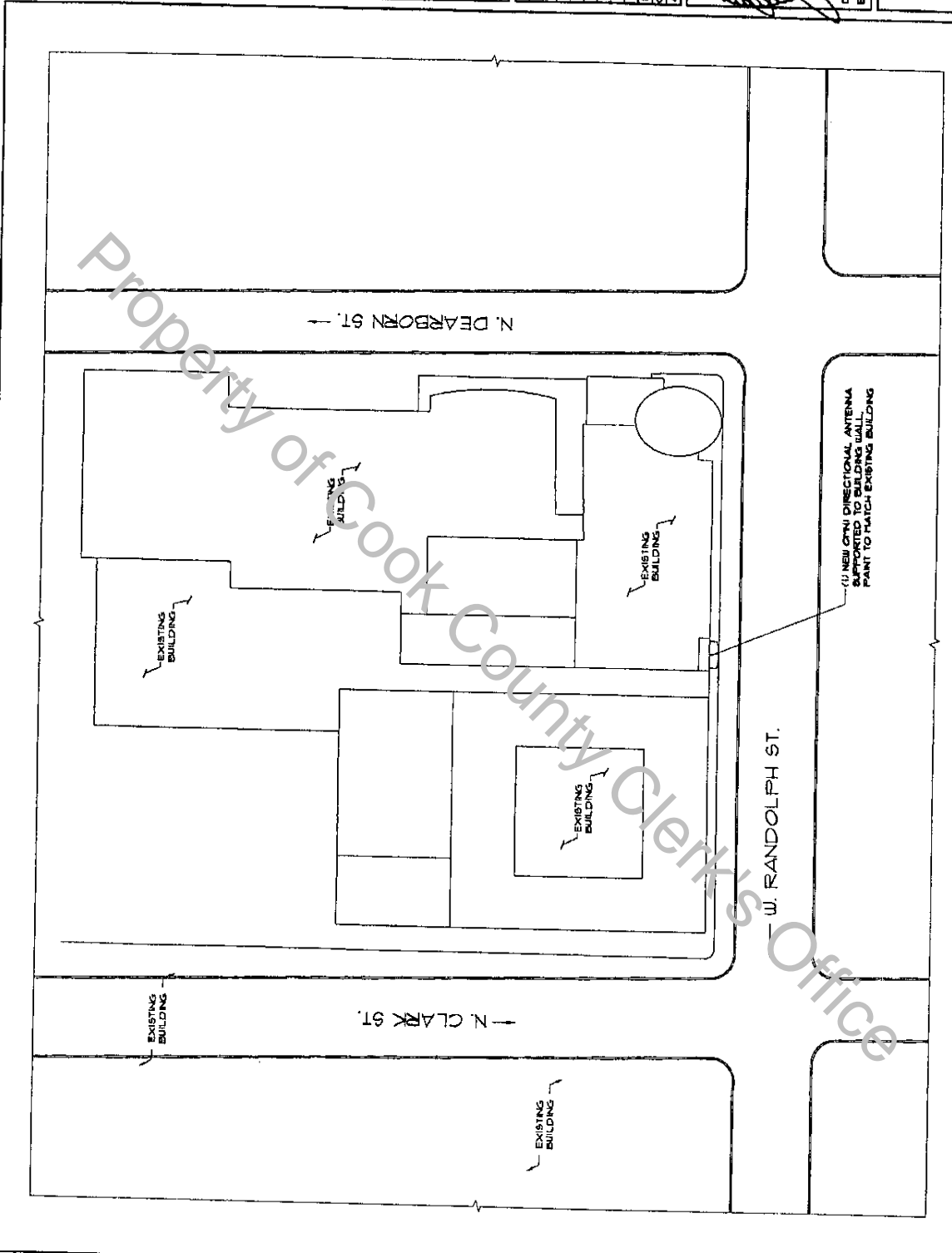
DATE	REVISIONS
07/20/01	SOB REVIEW
08/01/01	FINAL

PREPARED BY: LA
 CHECKED BY: AS
 APPROVED BY: [Signature]



SHEET NAME
 SITE PLAN

SHEET NUMBER
 C-1



SITE PLAN
 SCALE: 1"=50'-0"

ABBREVIATIONS

AFP	ABOVE FINISHED FLOOR
ABL	ABOVE GRADE LEVEL
ANL	AREA LEVEL
APPX	APPROXIMATE
AMS	AMERICAN WIRE GAUGE
BLDG	BUILDING
BS	BASE TRANSMISSION STATION
CD	OF CHICAGO DASH
CLR	CLEAR
COL	COLUMN
CONC	CONCRETE
CP	CORNER
CR	CROWN
DNS	DOWN
FT	FOOT(TREE)
EGG	EQUIPMENT GROUND BAR
ELEC	ELECTRICAL
ELV	ELEVATION
ELVY	ELEVATION METALLIC TUBING
EQIP	EQUIPMENT
ENR	ENTERING
EXT	EXTERIOR
GA	GALVANIZED
GALV	GALVANIZED
GPS	GLOBAL POSITIONING SYSTEM
HAS	HAND
HAS	HAND
MAN	MANUFACTURER
MSG	MASTER GROUND BAR
MIN	MINIMUM
OS	ON SCALE
O/C	ON CENTER
OE/OT	OVERHEAD ELECTRIC/TELECOMUNICATIONS
PCS	PERSONAL COMMUNICATIONS SERVICES
RG3	RADIUS GALVANIZED STEEL
N	NORTH
INT	INTERIOR
PO	POLE
POD	POLE/POST
SP	SPRING
ST	STEEL
TYP	TYPICAL
UE/UT	UNDERGROUND ELECTRIC/TELECOMUNICATIONS
VD	VERTICAL
VE	VERTICAL FIELD
W	WITH
XPR	TRANSFORMER
E	END

SYMBOLS

⊕	UTILITY POLE
⊙	WORK POINT
△	REVISION
▨	MASONRY
▩	BRICK
▧	CONCRETE
▦	EARTH
▤	STEEL
▣	GRAVEL
---	CENTER LINE
---	PROPERTY LINE
---	LEASE LINE
---	EASEMENT LINE
-X-	CHAIN LINK FENCE
-O-	WOOD FENCE
-UE-	BELOW GRADE ELECTRIC
-UT-	BELOW GRADE TELEPHONE
-OE/OT-	OVERHEAD ELECTRIC/TELEPHONE
---	SECTION REFERENCE