

# UNOFFICIAL COPY



09099974

PSS #6688  
Chicago, Illinois

09099974

9200/0197 45 001 Page 1 of 5  
1999-11-23 13:18:45  
Cook County Recorder 55.00

WHEN RECORDED MAIL TO:

*Prepared By:*

Payless ShoeSource, Inc.  
Law Department  
P. O. Box 1189  
3231 East 6th Street  
Topeka, Kansas 66601-1189

## MEMORANDUM OF LEASE

NOTICE IS HEREBY GIVEN THAT:

On September 16, 1999, URBAN GROWTH WABASH RANDOLPH PARTNERSHIP, an Illinois general partnership, whose address is c/o Klaff Realty, L.P., 111 West Jackson, 13<sup>th</sup> Floor, Chicago, Illinois 60604, leased to PAYLESS SHOESOURCE, INC., a Missouri corporation, whose address is 3231 East 6th Street, P. O. Box 1189, Topeka, Kansas, 66601, those premises shown crosshatched on the site plan, Exhibit A, attached hereto, and situated on that certain tract of real property located in the City of Chicago, County of Cook, State of Illinois, the legal description of which is attached hereto as Exhibit B.

The terms and conditions of said Lease are stated therein, which is for a term of 10 years, commencing as provided in the Lease, except that in the event commencement of the Lease term is a date other than a first day of a calendar month, said term shall be computed from the first day of the calendar month next following the date of commencement of the Lease term. Said Lease provides for 1 option of 5 years to extend the original term thereof.

This instrument is merely a memorandum of the aforementioned Lease and is subject to all the terms, conditions, and provisions thereof. In the event of any inconsistency between the terms of this instrument and said Lease, the terms of said Lease shall prevail as between the parties.

Dated 9/16/99

TENANT:

PAYLESS SHOESOURCE, INC.,  
a Missouri corporation



By: Gary M. Stone  
Gary M. Stone  
Sr. Vice President

Patricia Owens  
Witness

Jayne Lange  
Witness

**BOX 333-CT1**

1999-11-23 13:18:45 mol: September 23, 1999

15018091  
all  
10018091  
DIXI  
(10)

S  
AO

LANDLORD  
URBAN GROWTH WABASH RANDOLPH PARTNERSHIP, an Illinois general partnership

Date of execution: 10-4-99

By: Wabash Investors Limited Partnership  
one of its general partners

By: JK Wabash Limited Partnership  
general partner

By: JK Wabash, Inc.  
general partner

Witness or Attest:

[Signature]

By: Oliver R. Agosate

Its: Vice President

STATE OF IL.

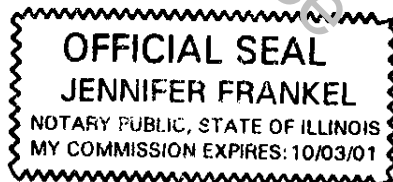
COUNTY OF COOK

) ss:  
)

On this 4<sup>th</sup> day of October, 1999, before me, a Notary Public in and for the County and State aforesaid, personally appeared Alan Saponik, to me personally known to be the Landlord(s) executing the foregoing instrument, who by me being duly sworn did depose, say and acknowledge that he signed and sealed said instrument in the name and on behalf of the Landlord(s) and that he executed the same as his free act and voluntary deed.

Jennifer Frankel  
Notary Public

My Commission expires: 10-03-01



# UNOFFICIAL COPY

09099974

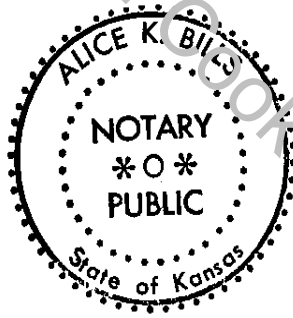
STATE OF KANSAS )  
 ) ss:  
COUNTY OF SHAWNEE )

On this day 16<sup>th</sup> day of September, 1999, before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Gary M. Stone, Sr. Vice President of Payless ShoeSource, Inc., a Missouri corporation, who by me being duly sworn did depose, say, and acknowledge that said corporation executed the said instrument; that he signed said instrument in the name of and on behalf of said corporation and that he executed same as a free act and voluntary deed of said corporation.

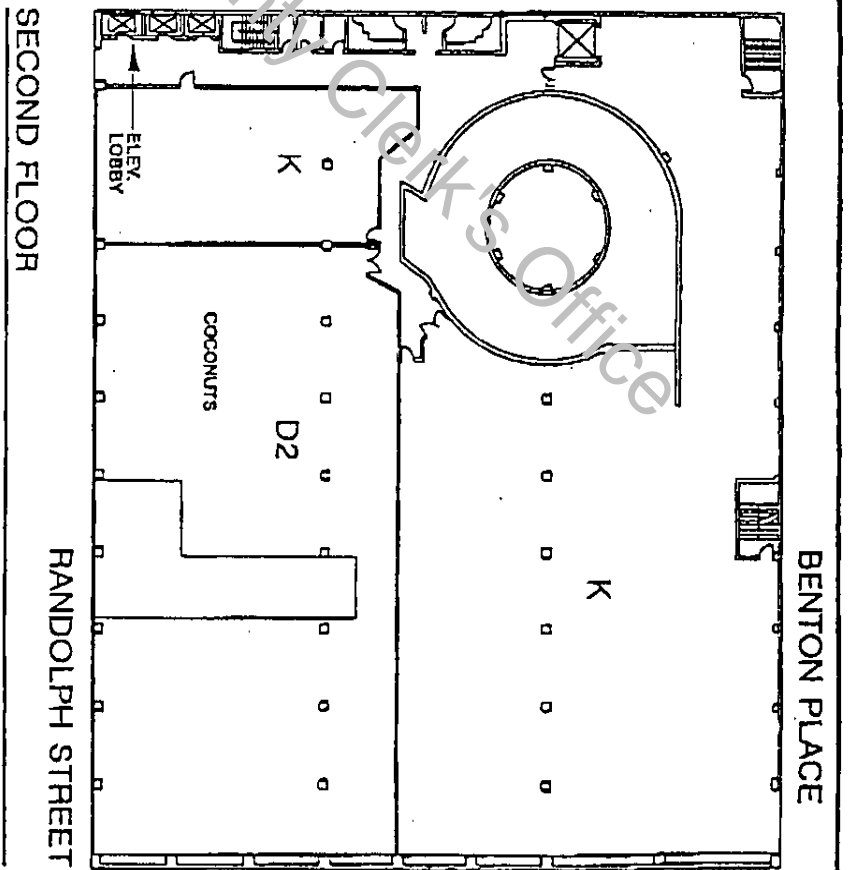
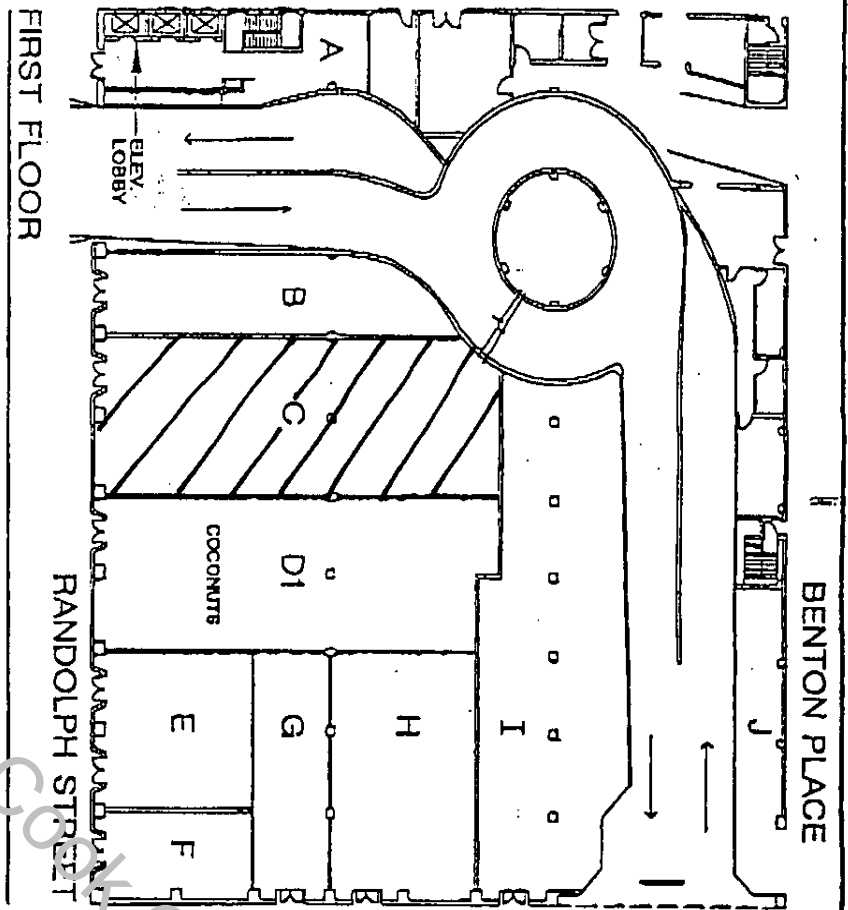
*Alice K. Bills*

Alice K. Bills, Notary Public

My Commission expires: 1-30-2002



UNOFFICIAL COPY



UNIT	SPACE	TENANT	SQ. FT.
100	A	AMERICAN NEWSSTAND	561
101	B	DANIELLE'S PORCCOM	1023
20	C	CASUAL MALE	2865
30	D1	COCONUTS	5892
40	D2	COCONUTS (2ND FLOOR)	1088
50	E	EASY SPIRIT SHOES	1438
60	F	1898 FIELDS COOKIES	789
70	G	RITZ CAMERA	1046
80	H	BEDBORG EXPERTS	2200
90	I	CLARETAIN'S BOOKSTORE	4200
10	J	SEE THRU US VISION	840
156	K	BEST PHOTO (2ND FLOOR)	14300

LEGEND

GROSS LEASABLE AREA

45,975 S.F.

SITE DATA

DEMOGRAPHIC STUDY

POPULATION WITHIN 1 MILE RADIUS 39,478  
 NUMBER OF HOUSEHOLDS 24,650  
 MEDIAN HOUSEHOLD INCOME \$87,174  
 MEDIAN AGE 39.5

NOTE ALL DIMENSIONS AND SQUARE FOOTAGES ARE APPROXIMATE



129108

KLAFF REALTY, LP

111 W. Jackson Boulevard, Chicago, IL 60604-3501  
 312-360-1234

Fbx 312-360-0606

WABASH / RANDOLPH CENTER

Chicago, Illinois

EXHIBIT A

# UNOFFICIAL COPY

## LEGAL DESCRIPTION

09099974

### PARCEL 1:

LOTS 16, 17, 18, 19, 20 AND 21 IN BLOCK 9 IN FORT DEARBORN ADDITION TO CHICAGO IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

LOTS 22, 23, AND 24 IN BLOCK 9 IN FORT DEARBORN ADDITION TO CHICAGO IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PN: 17-10-305-005  
Address: 20 East Randolph  
Chicago, Illinois

Property of Cook County Clerk's Office

EXHIBIT B