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Edward W. Malstrom
Exelon Business Services, 49th Floor
10 South Dearborn Street
Chicago, IL 60603

Doc#: 0932322091 Fee: \$46.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 11/19/2009 02:14 PM Pg: 1 of 6

MEMORANDUM OF LEASE

THIS MEMORANDUM OF LEASE is dated as of September 25, 2009, by and between CITY OF CHICAGO, an Illinois municipal corporation ("Landlord"), and EXELON SOLAR CHICAGO LLC, a Delaware limited liability company ("Tenant").

1. Landlord demises and leases to Tenant, upon the terms and conditions set forth in that certain Ground Lease between Landlord and Tenant dated September 25, 2009 (the "Lease"), the land located in Cook County, Illinois and legally described on Exhibit "A" attached hereto ("Land").

The term of the Lease shall commence on September 25, 2009, and shall end on December 31, 2034 ("Expiration Date").

IN WITNESS WHEREOF, the parties have executed this Memorandum of Lease as of the day and year first above written.

TENANT:

EXELON SOLAR CHICAGO LLC, a Delaware limited liability company

By: Thomas S. O'Neill

Name: Thomas S. O'Neill

Its: SVP Development

LANDLORD:

CITY OF CHICAGO, an Illinois municipal corporation

By: Christine Rago

Name: CHRISTINE RAGO

Its: ACTING COMMISSIONER

Box 400-CTCC

I hereby declare that the attached deed represents a transaction. Exempt from taxation under the Chicago transaction tax ordinance by paragraph(s) B of Section 200.1-286 of said ordinance.

garnelli

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Property of Cook County Clerk's Office

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STATE OF Illinois)
) SS
COUNTY OF Cook)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Thomas S. O'Neill personally known to me to be the senior vice president of EXELON SOLAR CHICAGO LLC, a Delaware limited liability company, is the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that, as such senior vice president (s)he signed and delivered such instrument, as his/her free and voluntary act and deed, and as the free and voluntary act and deed of such limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 23 day of September, 2009.

[Signature]
Notary Public

Commission expires: 4/7/2010



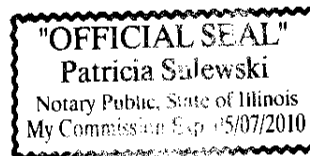
STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, PATRICIA Sulewski, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that CHRISTINE RAGUSO, personally known to me to be the ACTING COMMISSIONER of the CITY OF CHICAGO, an Illinois municipal 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 that as such ACTING COMMISSIONER, (s)he signed and delivered such instrument pursuant to authority given by the Operating Agreement of such limited liability company, as his/her free and voluntary act and deed, and as the free and voluntary act and deed of such municipal corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 28th day of SEPTEMBER, 2009.

[Signature]
Notary Public

Commission expires: 5/7/10



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EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

EDA-4

THAT PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, LYING SOUTH OF THE SOUTH LINE OF 120TH STREET, AND WHICH LIES NORTH AND WEST OF THE RIGHT OF WAY OF THE CHICAGO, WEST PULLMAN AND SOUTHERN RAILROAD AND CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD (EXCEPT FROM SAID PREMISES THAT PORTION WHICH LIES WITHIN THE EAST 632.50 FEET OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 29 (AFORESAID)(EXCEPT THE WEST 33 FEET) IN COOK COUNTY, ILLINOIS.

TOGETHER WITH LOT 2 IN THE SUBDIVISION OF THE WEST 599.5 FEET OF THE EAST 632.5 FEET OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING BETWEEN THE HAMMOND AND BLUE ISLAND RAILROAD RIGHT OF WAY AND 120TH STREET EXCEPTING THEREFOREOM THE CHICAGO WEST PULLMAN AND SOUTERN RAILWAY RIGHT OF WAY AND THE ILLINOIS CENTRAL RAILROAD COMPANY'S DEPOT GROUNDS; RECORDED MARCH 27, 1902 AS DOCUMENT NUMBER 3222761, IN COOK COUNTY, ILLINOIS

EDA-5

ALL OF THE FOLLOWING DESCRIBED TRACTS, LOTS, PIECES OR PARCELS OF LAND SITUATED IN THE NORTH 1/2 OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING IN THE CITY OF CHICAGO, KNOWN AND DESCRIBED AS FOLLOWS:

A STRIP OF LAND SITUATED IN THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN WHICH IS 26 FEET IN WIDTH BEING 7 FEET IN WIDTH SOUTHERLY AND EASTERLY OF AND 19 FEET IN WIDTH NORTHERLY AND WESTERLY OF THE FOLLOWING DESCRIBED LINE TO WIT: COMMENCING AT A POINT ON THE CENTERLINE OF LOOMIS STREET AND 7 FEET NORTHERLY OF THE NORTH RIGHT OF WAY LINE OF BLUE ISLAND RAILROAD COMPANY (NOW CALLED ILLINOIS CENTRAL RAILROAD) MEASURED AT RIGHT ANGLES TO SAID RIGHT OF WAY LINE; THENCE EASTERLY PARALLEL TO AND 7 FEET NORTHERLY OF SAID NORTH RIGHT OF WAY LINE AND CURVING TO THE RIGHT WITH A RADIUS OF 1,488 FEET, A DISTANCE OF 773.15 FEET (MEASURED ALONG 100 FOOT CHORD) TO A POINT IN THE EAST LINE OF THROOP STREET (VACATED) 7.05 FEET DUE NORTH OF A POINT ON THE NORTH LINE OF THE BLUE ISLAND RAILROAD COMPANY'S RIGHT OF WAY SAID POINT MARKED BY STEEL PIN AND 632.5 FEET WEST OF THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 29; THENCE CONTINUING ON SAME CURVE A DISTANCE OF 63.4 FEET TO A POINT 570 FEET DUE WEST OF THE EAST LINE OF SAID NORTHWEST 1/4;

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THENCE NORTHEASTERLY ON A TANGENT TO SAID CURVE 101.8 FEET; THENCE CURVING TO THE NORTH WITH A RADIUS OF 356.3 FEET A DISTANCE OF 522.94 FEET TO A POINT 159.5 FEET WEST OF THE EAST LINE OF THE ABOVE DESCRIBED QUARTER; THENCE NORTH PARALLEL WITH SAID EAST LINE OF SAID QUARTER 206.37 FEET TO THE SOUTH LINE OF 120TH STREET EXCEPT THAT PART THEREOF CONVEYED BY CHICAGO WEST PULLMAN & SOUTHERN RAILROAD COMPANY TO CHICAGO MALLEABLE CASTINGS COMPANY BY WARRANTY DEED RECORDED SEPTEMBER 5, 1918 AS DOCUMENT 6386305.

ALSO

A STRIP OF LAND 14 FEET IN WIDTH, SITUATED IN THE EAST HALF OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS: TO WIT: COMMENCING AT A POINT ON THE CENTERLINE OF LOOMIS STREET AND 7 FEET NORTHERLY OF NORTH RIGHT OF WAY LINE THE BLUE ISLAND RAILROAD COMPANY (NOW CALLED ILLINOIS CENTRAL RAILROAD) MEASURED AT RIGHT ANGLES TO SAID RIGHT OF WAY LINE; THENCE EASTERLY PARALLEL TO AND 7 FEET NORTHERLY OF SAID NORTH RIGHT OF WAY LINE AND CURVING TO THE <R WITH A RADIUS OF 1,488 FEET A DISTANCE OF 773.15 FEET (MEASURED ALONG 100 FOOT CHORD) TO A POINT IN THE EAST LINE OF THROOP STREET (VACATED) 7.05 FEET DUE NORTH OF A POINT ON THE NORTH LINE OF THE BLUE ISLAND RAILROAD COMPANY'S RIGHT OF WAY, SAID POINT BEING MARKED BY A STEEL PIN 632.5 FEET WEST OF THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 29, THENCE CONTINUING ON SAME CURVE, A DISTANCE OF 63.4 FEET TO A POINT 570 FEET DUE WEST OF THE EAST LINE OF NORTHWEST 1/4 OF SAID SECTION 29, THENCE NORTHEASTERLY ON A TANGENT TO SAID CURVE A DISTANCE OF 101.3 FEET, THENCE CURVING THE NORTH WITH A RADIUS OF 356.3 FEET A DISTANCE OF 250 FEET (MEASURED ALONG 100 FOOT CHORD) FOR A PLACE OF BEGINNING; THENCE NORTHEASTERLY ON A TANGENT TO SAID CURVE A DISTANCE OF 96.3 FEET; THENCE CURVING TO THE EAST WITH A RADIUS OF 391.7 FEET A DISTANCE OF 221.4 FEET TO A POINT ON THE EAST LINE OF SAID NORTHWEST 1/4 OF SAID SECTION 29, 266.85 FEET SOUTH OF THE SOUTH LINE OF 120TH STREET (EXCEPTING THAT PORTION OF ABOVE DESCRIBED TRACT AS LIES WITHIN THE 26 FOOT STRIP AS DESCRIBED IN TRACT 1 IN THE DEED FROM THE CHICAGO WEST PULLMAN AND SOUTHERN RAILROAD COMPANY, TO CHICAGO, WEST PULLMAN AND SOUTHERN RIALROAD COMPANY RECORDED OCTOBER 13, 1910 AS DOCUMENT 4643488.

ALSO

THAT PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 37 NORTH RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING NORTHERLY OF THE NORTH RIGHT OF WAY LINE OF BLUE ISLAND RAILROAD COMPANY, SOUTH OF THE SOUTH LINE OF LOT 3 IN THE SUBDIVISION OF THE WEST 599.5 FEET OF THE EAST 632 FEET OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 29, RECORDED MARCH 27, 1902 AS DOCUMENT 8222761 IN BOOK 83 OF PLATS PAGE 10, AND LYING SOUTHEASTERLY OF THE SOUTHEASTERLY

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RIGHT OF WAY LINE OF THE CHICAGO WEST PULLMAN AND SOUTHERN RAILROAD COMPANY ALSO THE EAST 33 FEET OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING BETWEEN THE HAMMOND AND BLUE ISLAND RAILROAD RIGHT OF WAY AND 120TH STREET EXCEPT THE NORTH 250 FEET THEREOF AND THE RIGHT OF WAY OF THE CHICAGO, WEST PULLMAN AND SOUTHERN RAILROAD COMPANY.

ALSO

LOT 1 AND LOT 3 EXCEPT THE NORTH 250 FEET OF THE EAST 105.7 FEET OF LOT 1 OF THE SUBDIVISION OF THE WEST 599.5 FEET OF THE EAST 632.5 FEET OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN.

ALSO

THE SOUTH 250 FEET OF THE NORTH 283 FEET OF THE WEST 105.7 FEET OF THE EAST 138.7 FEET OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ALSO

THE SOUTH 250 FEET OF THE NORTH 283 FEET OF THE EAST 138.7 FEET (EXCEPT THE WEST 105.7 FEET) OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EDA-6

BEGINNING AT A POINT 697-48/100 FEET SOUTH AND 33 FEET EAST OF THE NORTH 1/4 CORNER OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE EAST A DISTANCE OF 1555-45/100 FEET; THENCE SOUTH A DISTANCE OF 580-62/100 FEET TO THE NORTH LINE OF THE RIGHT OF WAY OF THE ILLINOIS CENTRAL RAILROAD; THENCE WEST ALONG SAID NORTH LINE OF SAID RIGHT OF WAY A DISTANCE OF 1555-49/100 FEET TO THE EAST LINE OF CENTER AVENUE; THENCE NORTH PARALLEL WITH AND ALONG THE EAST LINE OF SAID CENTER AVENUE, A DISTANCE OF 581-48/100 FEET TO THE PLACE OF BEGINNING; BEING ALL OF FORMER BLOCKS 5 AND 6 AND THE WEST 224-35/100 FEET OF BLOCK 7, AND ALL OF FORMER ABERDEEN STREET LYING BETWEEN SAID BLOCKS 5 AND 6, AND ALL OF FORMER MORGAN STREET LYING BETWEEN SAID BLOCKS 6 AND 7 IN THE FIRST ADDITION TO WEST PULLMAN IN THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, AS SHOWN ON THE PLAT OF THAT SUBDIVISION RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY.

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ALSO UPON VACATION

THE WEST 33.00 FEET OF THE WEST ½ OF THE NORTHEAST ¼ OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE SOUTH RIGHT-OF-WAY LINE OF 120TH STREET AND NORTH OF THE NORTH RIGHT-OF-WAY LINE OF THE ILLINOIS CENTRAL RAILROAD, KNOWN AS THE EAST HALF OF RACINE AVENUE, FORMERLY KNOWN AS CENTER AVENUE, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 941-1201 WEST 120TH STREET
CHICAGO, ILLINOIS

PERMANENT INDEX NO. 25-29-101-006-0000 through 25-29-101-010-0000
25-29-101-020-0000
25-29-101-023-0000
25-29-101-024-0000

25-29-203-001-0000