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Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 01/06/2011 10:40 AM Pg: 1 of 6

8431897/8839027/8839141 D2 DG 20 of 21

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## DOCUMENT COVER SHEET

**TITLE OF DOCUMENT:** MEMORANDUM OF MASTER LEASE AGREEMENT

**DATE OF DOCUMENT:** As of December 1, 2010

**GRANTOR(S):** RANDOLPH TOWER AFFORDABLE CITY APARTMENTS, LLC

**MAILING ADDRESS:** c/o Holtzman Interests #24, LLC  
30833 Northwestern Highway, Suite 300  
Farmington Hills, Michigan 48334-2551  
Attention: Jonathan Holtzman

**GRANTEE(S):** RANDOLPH TOWER MASTER AFFORDABLE TENANT, LLC

**MAILING ADDRESS:** c/o Holtzman Interests #24, LLC  
30833 Northwestern Highway, Suite 300  
Farmington Hills, Michigan 48334-2551  
Attention: Jonathan Holtzman

**LEGAL DESCRIPTION:** See Exhibit A attached hereto.

**REFERENCE BOOK AND PAGE:** N/A.

Prepared BY & Return TO:  
Tom DUFFY  
WILDMAN HAERZEL  
225 W. Wacker Drive, Suite 2800  
Chicago, IL 60606

Memorandum of Master Lease (Randolph Tower - Affordable)  
470427.3

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Box 400-CTCC

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## MEMORANDUM OF MASTER LEASE AGREEMENT

This is a Memorandum of Master Lease Agreement by and between RANDOLPH TOWER AFFORDABLE CITY APARTMENTS, LLC, a Delaware limited liability company (hereinafter called "LESSOR"), and RANDOLPH TOWER MASTER AFFORDABLE TENANT, LLC, a Delaware limited liability company (hereinafter called "LESSEE"), upon the following terms:

Date of Master Lease Agreement:	As of December 1, 2010 for reference purposes only, but effective as of December 22, 2010
Description of Leased Premises:	See <u>Exhibit A</u> attached hereto
Date of Commencement:	The day prior to the first date on which the Premises are placed in service for purposes of the Historic Tax Credits
Term:	Terminates on the day immediately preceding the twenty-third (23 <sup>rd</sup> ) anniversary of the "Completion Date", as such term is defined in the Master Lease Agreement
Renewal Option(s):	None.
Purchase Option(s):	None.
Right of First Refusal Option:	None.

The purpose of this Memorandum of Master Lease Agreement is to give record notice of the Master Lease Agreement and of the rights created thereby, all of which are hereby confirmed.

[Remainder of this page intentionally left blank.]

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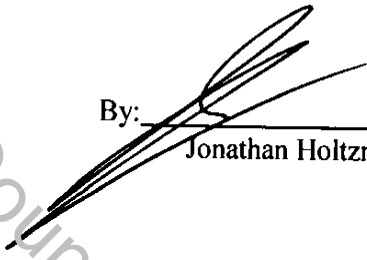
IN WITNESS WHEREOF, the parties have executed this Memorandum of Master Lease Agreement as of the date first above written.

**LESSOR:**

RANDOLPH TOWER AFFORDABLE CITY APARTMENTS, LLC,  
a Delaware limited liability company

By: Holtzman Affordable Holdings, LLC, a Delaware limited liability company, its managing member

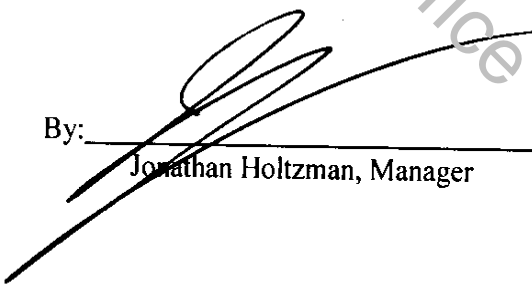
By: Holtzman Interests #24, LLC, a Michigan limited liability company, its managing member

By:   
Jonathan Holtzman, Manager

**LESSEE:**

RANDOLPH TOWER MASTER AFFORDABLE TENANT, LLC,  
a Delaware limited liability company

By: Holtzman Interests #24, LLC, a Michigan limited liability company, its managing member

By:   
Jonathan Holtzman, Manager

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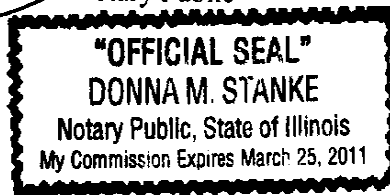
STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )

On this 17 day of December, 2010, before me appeared Jonathan Holtzman, to me personally known, who, being by me duly sworn, did say that he is the Manager of Holtzman Interests #24, LLC, a Michigan limited liability company, which is the managing member of Holtzman Affordable Holdings, LLC, a Delaware limited liability company, which is the managing member of Randolph Tower Affordable City Apartments, LLC, a Delaware limited liability company, that said instrument was signed on behalf of said limited liability companies, by authority of their members; and said person acknowledged said instrument to be the free act and deed of said companies.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

*[Handwritten Signature]*  
\_\_\_\_\_  
Notary Public

My term expires:



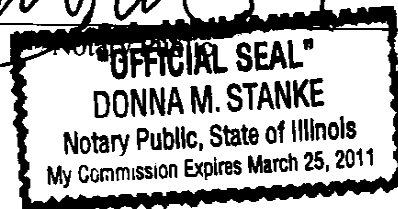
STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )

On this 17 day of December, 2010, before me appeared Jonathan Holtzman, to me personally known, who, being by me duly sworn, did say that he is the Manager of Holtzman Interests #24, LLC, a Michigan limited liability company, which is the managing member of Randolph Tower Master Affordable Tenant, LLC, a Delaware limited liability company, that said instrument was signed on behalf of said limited liability companies, by authority of their members; and said person acknowledged said instrument to be the free act and deed of said companies.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

*[Handwritten Signature]*  
\_\_\_\_\_  
Notary Public

My term expires:



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EXHIBIT A

LEGAL DESCRIPTION

[To Be Inserted]

COOK COUNTY  
RECORDER OF DEEDS  
SCANNED BY \_\_\_\_\_

COOK COUNTY  
RECORDER OF DEEDS  
SCANNED BY \_\_\_\_\_

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**UNIT NO. 2 IN THE RANDOLPH TOWER CITY APARTMENTS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:**

**LOT 5 IN BLOCK 33 IN ORIGINAL TOWN OF CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 20, 2010 AS DOCUMENT NUMBER 1035422069 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.**

**Commonly Known As:** 188 West Randolph Street, Unit 2, Chicago, Illinois  
60601

**Permanent Index Number:** 17-09-233-001-0000

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