

# UNOFFICIAL COPY

THIS DOCUMENT PREPARED BY,  
and  
WHEN RECORDED RETURN TO:

Michael Fraunces, President  
(858) 799-7850  
Md7 Capital Three, LLC  
3721 Valley Centre Drive  
Suite 303  
San Diego, CA 92130



Doc#: 1101933016 Fee: \$52.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 01/19/2011 08:32 AM Pg: 1 of 9

Parcel #: 17-04-205-068-1001 thru  
17-04-205-068-1061

RDERS USE

## RECOGNITION AGREEMENT

THIS RECOGNITION AGREEMENT ("Recognition Agreement") is entered into as of September 9, 2010, by and among **1429 North Wells Condominium Association**, an Illinois non-profit corporation ("**Landlord**"), whose mailing address for notices is 750 North Orleans Street, Suite 220, Chicago, IL 60654, **T-Mobile Central LLC**, a Delaware limited liability company ("**T-Mobile Subtenant**"), whose mailing address for notices is Attn: Lease Administrator and Legal Department, 2001 Butterfield Road, Suite 1900, Downers Grove, IL 60515; with a copy to Attn: Lease Administrator and Legal Department, T-Mobile USA, Inc., 17920 SE 38<sup>th</sup> Street, Bellevue, Washington 98006, and **Md7 Capital Three, LLC**, a Delaware limited liability company ("**Tenant**"), whose mailing address for notices is 3721 Valley Centre Drive, Suite 303, San Diego, California 92130. The effective date of this Recognition Agreement is November 10, 2010 ("**Effective Date**").

## RECITALS

WHEREAS, Landlord and Tenant are parties to that certain Rooftop Lease with Option dated March 7, 2006, as amended by that certain First Amendment to Rooftop Lease with Option dated effective as of November 10, 2010 (as supplemented and amended from time to time, collectively, the "**Lease**"), which demises certain premises located at **1429 North Wells Street, Chicago, IL 60610** ("**Premises**"), as more particularly described on **Exhibit A** attached hereto and incorporated herein;

WHEREAS, pursuant to the terms and conditions of the Lease, the Modified Term (as defined in the Lease) of the Lease expires on November 9, 2035 (the "**Lease Expiration Date**"), and Landlord has agreed to modify the Rent (as defined in the Lease) due under the Lease in exchange for a Rent Lock-In Period (as defined in the Lease);

WHEREAS, Tenant is subleasing the Premises to T-Mobile Subtenant pursuant to that certain Site Sublease and Assignment Agreement between such parties (as supplemented and amended from time to time, the "**T-Mobile Sublease**");

WHEREAS, pursuant to the terms and conditions of the T-Mobile Sublease, T-Mobile Subtenant enjoys all of the rights of Tenant under the Lease during the term of the T-Mobile Sublease and T-Mobile Subtenant has agreed to perform all of the obligations of Tenant under the Lease other than the payment of Rent; and

WHEREAS, Landlord, T-Mobile Subtenant and Tenant have agreed to enter into this Recognition Agreement on the terms and conditions set forth below.

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## AGREEMENT

NOW, THEREFORE, in consideration of the foregoing recitals which are incorporated herein by reference and of the mutual covenants herein contained and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

1. **T-Mobile Sublease Permission.** Landlord hereby acknowledges and agrees that the T-Mobile Sublease is permitted under the terms and conditions of the Lease.
2. **Recognition; Nondisturbance.** Landlord agrees that T-Mobile Subtenant shall be a third party beneficiary under the Lease, and hereby recognizes T-Mobile Subtenant's rights to use, possess and enjoy the Premises pursuant to the T-Mobile Sublease as being valid and enforceable rights. Landlord agrees not to disturb or interfere with any of T-Mobile Subtenant's rights to use, possess or enjoy the Premises at any time prior to the Lease Expiration Date, for any reason, provided that T-Mobile Subtenant timely cures any T-Mobile Subtenant Default (defined below). Landlord further agrees to recognize and accept: (a) T-Mobile Subtenant's exercise of all rights and options under the Lease on behalf of Tenant as tenant thereunder (including, without limitation, all tenant remedies and rights to renew the term of the Lease beyond the Lease Expiration Date); (b) T-Mobile Subtenant's performance of the Tenant's obligations as tenant under the Lease; and (c) any assignment by Tenant of the tenant's rights under the Lease to T-Mobile Subtenant. For purposes hereof, the term "**T-Mobile Subtenant Default**" means any material default under the Lease on account of T-Mobile Subtenant's use of the Premises in a manner prohibited thereby or on account of any failure by T-Mobile Subtenant to pay any monetary obligations (excluding Rent) that are required to be paid or reimbursed under the Lease (if applicable).
3. **Sublease Rent Payments and Rent Lock-In.** The parties acknowledge and agree that, pursuant to the Sublease, T-Mobile Subtenant is responsible for paying monthly base rent payments to Tenant and that T-Mobile Subtenant has agreed to a rent lock-in period ("**Sublease Rent Lock-In Period**") that runs concurrently with the Rent Lock-In Period.
4. **Additional Rent and Other Payments under Lease.** Landlord acknowledges and agrees that T-Mobile Subtenant shall not be required to pay any Rent under the Lease, unless and until T-Mobile Subtenant becomes the "tenant" under a New Lease (defined below) pursuant to **Section 6** below; provided, however, the parties agree that T-Mobile Subtenant shall be responsible for, and shall timely pay directly to Landlord: (a) any payments due under the Lease for utilities, insurance, real property taxes and maintenance charges (collectively, "**Owner Reserved Payments**"), (b) any Additional Premises Rent (as defined in the Lease), and Landlord agrees to look only to T-Mobile Subtenant for such payments under the Lease.
5. **No Amendment.** Landlord agrees that it will not amend or modify the Lease without the consent of T-Mobile Subtenant, which consent T-Mobile Subtenant may withhold in its sole and absolute discretion if (in T-Mobile Subtenant's reasonable judgment) the amendment or modification would materially or adversely affect T-Mobile Subtenant's rights in and to the Premises, including, without limitation, any and all changes to the Rent and other charges payable under the Lease, any modifications of the term of the Lease and any modifications to the Premises or rights appurtenant to the Premises. If (in T-Mobile Subtenant's reasonable judgment) the amendment or modification would not materially or adversely affect T-Mobile Subtenant's rights in and to the Premises, then T-Mobile Subtenant may not unreasonably withhold, condition or delay its consent to such amendment or modification. Landlord shall not cause or join in any rescission, rejection or other termination of the Lease prior to the Lease Expiration Date, without the express prior written consent of T-Mobile Subtenant.

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6. **Direct Lease; Attornment by T-Mobile Subtenant.** If, at any time during the term of the T-Mobile Sublease, the Lease is either rescinded, rejected or otherwise terminated (except in connection with an uncured T-Mobile Subtenant Default), then Landlord shall promptly notify T-Mobile Subtenant thereof, and Landlord agrees, upon T-Mobile Subtenant's request, to enter into a direct lease between Landlord, as landlord, and T-Mobile Subtenant, as tenant, for the remainder of the period prior to the Lease Expiration Date, on the same terms and conditions as set forth in the Lease, including, without limitation, all Rent, any remaining portion of the Rent Lock-In Period, and the Renewal Terms (a "New Lease"). From and after the first day of the first full month following the date Landlord and T-Mobile Subtenant enter into a New Lease, if at all, T-Mobile Subtenant shall commence paying Rent directly to Landlord and T-Mobile Subtenant shall not be responsible for any Rent unpaid by Tenant; provided, however, that T-Mobile Subtenant shall continue to be responsible for the payment of all Owner Reserved Payments and Additional Premises Rent, if applicable.

7. **General Provisions.**

a. This Recognition Agreement constitutes the final, complete and exclusive statement between the parties to this Recognition Agreement, supersedes all prior and contemporaneous understandings or agreements of the parties with regard to the subject matter hereof, and is binding on and inures to the benefit of their respective heirs, representatives, successors and assigns. Any agreement made after the date of this Recognition Agreement is ineffective to modify, waive, or terminate this Recognition Agreement, in whole or in part, unless that agreement is in writing, is signed by all parties to this Recognition Agreement, and specifically states that the agreement modifies this Recognition Agreement.

b. This Recognition Agreement will be governed by, and construed in accordance with the internal laws of the state where the Premises is located.

c. If any provision of this Recognition Agreement is, to any extent, held to be invalid or unenforceable, the remainder of this Recognition Agreement will not be affected, and each provision of this Recognition Agreement will be valid and be enforced to the fullest extent permitted by law.

d. Landlord shall promptly deliver to T-Mobile Subtenant a copy of any and all notices which Landlord is required to give under the Lease, and any other notice or official communication given by Landlord to Tenant with respect to the Lease. Any notice under this Recognition Agreement will be delivered personally, by certified mail, return receipt requested, or by a nationally recognized overnight courier, addressed to the party to whom it is intended. Any notice given to Landlord or T-Mobile Subtenant shall be sent to the respective address set forth below, or to such other address as that party may designate for service of notice by a notice given in accordance with the provisions of this paragraph. A notice sent pursuant to the terms of this paragraph shall be deemed delivered when delivery is attempted, if delivered personally, two (2) business days after deposit into the United States mail, or the day following deposit with a nationally recognized overnight courier.

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<b>Landlord's Address:</b>  1429 North Wells Condominium Association c/o Advantage Management 750 North Orleans Street Suite 220 Chicago, IL 60654	<b>T-Mobile Subtenant:</b>  T-Mobile Central LLC 2001 Butterfield Road Suite 1900 Downers Grove, IL 60515 Attn: Lease Administrator  With a copy to:  Attn: Legal Department	<b>Tenant:</b>  Md7 Capital Three, LLC 3721 Valley Centre Drive Suite 303 San Diego, California 92130 Attn: Legal Department
<b>Send Rent Schedule Payments to:</b>  1429 North Wells Condominium Association c/o Advantage Management 750 North Orleans Street Suite 220 Chicago, IL 60654	<b>With a copy to:</b>  T-Mobile USA, Inc. 12920 SE 38th Street Bellevue, Washington 98006 Attn: Lease Administrator  And with a copy to:  Attn: Legal Department	

e. If, after the Effective Date of this Recognition Agreement, either party commences any litigation or other legal proceeding against the other party arising out of, or in connection with, this Recognition Agreement, the prevailing party shall be entitled to recover from the losing party reasonable attorneys' fees and costs of suit.

f. Each party to this Recognition Agreement will, at its own cost and expense, execute and deliver such further documents and instruments and will take such other actions as may be reasonably required or appropriate to evidence or carry out the intent and purposes of this Recognition Agreement.

g. Landlord acknowledges and agrees that T-Mobile Subtenant lacks an adequate remedy at law if Landlord does not honor its obligations under this Recognition Agreement, and that Landlord's obligations hereunder shall be enforceable by means of an action for specific performance and other equitable relief.

h. This Recognition Agreement runs with the land of which the Premises is a part, and shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns.


i. This Recognition Agreement may be executed in counterparts, each of which shall be deemed an original and all of which together shall constitute one instrument.

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**IN WITNESS WHEREOF**, the parties have entered into this Recognition Agreement as of the day and year first above written.

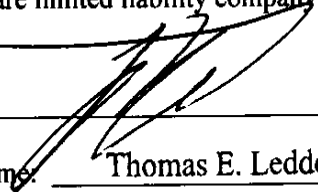
**LANDLORD:**

1429 North Wells Condominium Association,  
an Illinois non-profit corporation

By:   
Print Name: Gary Menard  
Title: Condo Board President


**TENANT:**

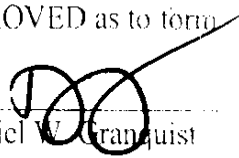
Md7 Capital Three, LLC,  
a Delaware limited liability company

By:   
Print Name: Thomas E. Leddo  
Title: Vice President

**T-MOBILE SUBTENANT:**

T-Mobile Central LLC,  
a Delaware limited liability company

By:   
Print Name: Kim Curtis  
Title: Director - Engineering Development

APPROVED as to form  
  
Daniel W. Granquist

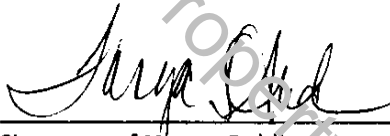
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## LANDLORD ACKNOWLEDGEMENT

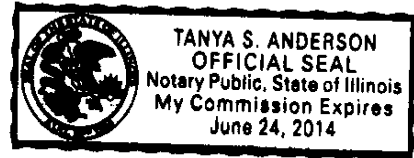
State of Illinois  
County of Cook

Before me, Tanya S. Anderson, on this day, personally appeared Gary L. Niemand, known to me through an Illinois driver's license, to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 15<sup>th</sup> day of September, 2010.

  
\_\_\_\_\_  
Signature of Notary Public  
My Commission Expires: 6-24-2014

(Seal)



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## LANDLORD ACKNOWLEDGEMENT

STATE OF Illinois )

COUNTY OF COOK )

On September 15, 20 10 before me, [print name and title of notarial officer here:] Tanya S. Anderson,

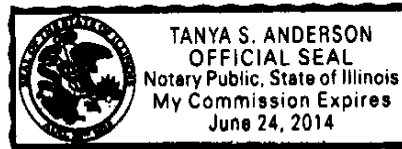
personally appeared [print name of person whose signature is being acknowledged here:] Gary L. Niemand,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature: [Handwritten Signature]

My commission expires: 6-24-2014



(Seal)

## TENANT ACKNOWLEDGEMENT

STATE OF CALIFORNIA )

) ss:

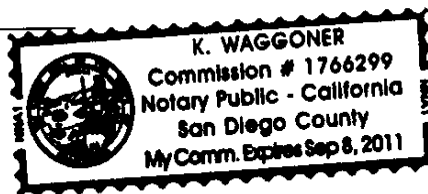
COUNTY OF SAN DIEGO )

On Sept. 27, 20 10, before me, K. Waggoner, a Notary Public, personally appeared Thomas E. Leddo, who 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 he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: [Handwritten Signature]



(Seal)

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## T-MOBILE SUBTENANT ACKNOWLEDGEMENT

STATE OF ILLINOIS            )

COUNTY OF DUPAGE         )

I certify that I know or have satisfactory evidence that Kim Curtis is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as **Director - Engineering Development** of T-Mobile Central LLC as the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated 10-11-10

Signature Tina M Whelan

Title: Notary Public

My commission expires: 09-30-14



(Seal)

Property of Cook County Clerk's Office



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## EXHIBIT A

### LEGAL DESCRIPTION

Street Address: 1429 North Wells Street, Chicago, IL 60610

Parcel #: 17-04-205-068-1001 thru 17-04-205-068-1061

Legal Description:

That certain communications facility site (and access and utility easements) on a portion of the real property described as follows:

**PARCEL 1:**

Lot 2 (except the East 172 feet thereof), Lot 3 and Lot 5 (except the South 25 feet of the West 100 feet thereof) in the County Clerk's Resubdivision of Lot 117, in Bronson's Addition to Chicago in the Northeast Quarter of Section 4, Township 39 North, Range 13 East of the Third Principal Meridian, also the South 25 feet of the West 100 feet of the south half of Lot 117 in Bronson's Addition to Chicago, in the Northeast Quarter of Section 4, Township 29 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Also:

**PARCEL 2:**

The North Half of Lot 13 (except the East 16 inches thereof) in Assessor's Division of Lots 92, 93, 94, 99, 100, 101, 102 and parts of Lots 95, 96, 97 and 100 in Bronson's Addition to Chicago in Section 4, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

**PARCEL 3:**

Easement for the benefit of Parcels 1 and 2 over and upon the North 45 feet of the South Half of Lot 13 (except the East 6 inches thereof) in Assessor's Division of Lots 92, 93, 94, 99, 100, 101, 102 and parts of Lots 95, 96, 97 and 100 in Bronson's Addition to Chicago in Section 4, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois, for the purposes of ingress and egress as created by Easement Agreement recorded on June 6, 1979, as Document 24990701 and filed June 6, 1979, as Document LR000007.