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1120212229 Fee: \$46.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds

Date: 07/21/2011 01:03 PM Pg: 1 of 6

DOOP OF (Above Space For Recorder's Use Only)

### LEASE TERMINATION AGREEMENT

THIS LEASE TERMINATION AGREEMENT (this "Termination Agreement") is made, entered into, and effective as of this 28th day of June, 2011, by and between THE N'DIGO FOUNDATION, INC., an Illinois not rer-profit corporation ("Lessor") and HARTMAN PUBLISHING GROUP, LTD., an Illinois corporation ("Lessee").

### RECITALS:

- By that certain Lease Agreement dated as of November 3, 2003 (the "Lease") and recorded April 8, 2004 as Document No. 0409919089 by and among Lessor and Lessee, with respect to the office space located at 19 N. Sangamon, Second Floor, Chicago, Illinois and legally described on Exhibit A attached hereto.
  - B. The current term of the Lease is set to expire on December 3, 2013.
- Lessor and Lessee now desire to enter into this Termination Agreement to evidence the early termination of the Lease, all upon the terms and conditions herein set forth.

NOW, THEREFORE, in consideration of the foregoing Recitals, the mutual covenants hereinafter set forth, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by each party hereto, the parties hereto hereby agree as follows:

469202-1

Box 400-CTCC

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### **AGREEMENT**

- 1. <u>Recitals</u>. The foregoing Recitals are hereby expressly incorporated into and made a part of this Termination Agreement.
- 2. <u>Early Termination</u>. Subject to all of the other terms and conditions of this Termination Agreement, Lessor and Lessee agree that notwithstanding anything to the contrary set forth in the Lease, the Term of the Lease shall terminate as of June 28, 2011.
- 3. Entire Agreement; Governing Law. This Termination Agreement may not be amended, waived or modified in any respect unless the same shall be in writing and signed each of the parties hereto. This Termination Agreement constitutes the entire agreement of the parties and supersedes all prior agreements, arrangements and contracts, whether oral or written, concerning the subject matter hereof. This Termination Agreement shall be governed by, and construed in accordance with, the internal laws of the State of Illinois, without reference to conflicts of laws principles.
- 4. <u>Successors and Assigns</u>. This Termination Agreement shall inure to the benefit of and be binding upon the parties hereto and their respective successors and assigns.
- 5. <u>Authority</u>. The individuals executing this Termination Agreement represent and warrant that they have the power and authority to do so, and to bind the entities for which they are executing this Termination Agreement.
- 6. <u>Captions</u>. The captions herein are for convenience of reference only and shall be ignored in the construction or interpretation hereof

IN WITNESS WHEREOF, the parties hereto have executed this Termination Agreement as of the date first above written.

LESSOR:

THE N'DIGO FOUNDATION, INC., an

Illinois not-for-profit corporation

Name: Hermene Hartman

Its: President

LESSEE:

HARTMAN PUBLISHING GROUP, LTD..

an Illinois corporation

Name: Hermene Hartman

Its: President

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STATE OF ILLINOIS) ) SS.
COUNTY OF COOK)
I, THEREBY CERTIFY that Hermene Hartman, in her capacity as the President of The N'Digo Foundation, Inc., 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 to me that he/she, being thereunto duly authorized, signed and delivered said instrument as his/her own free and voluntary act and as the free and voluntary act for the use and purposes set forth therein.
<b>GIVEN</b> under my hand and notarial seal this $284$ day of June, 2011.
Theresal Voel Notary Public
My Commission Expires:
1-26-2014 THERESA R. NOEL
My Commission Full INOIS
STATE OF ILLINOIS)  SS.
COUNTY OF COOK)
HEREBY CERTIFY that Hermene Hartman, in her capacity as the President of Hartman Publishing Group, Ltd., 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 to me that he/she, being thereunto duly authorized, signed and delivered said instrument as his/her own free and voluntary act and as the free and voluntary act for the use and purposes set forth therein
<b>GIVEN</b> under my hand and notarial seal this $28H_1$ day of lune, 2011.
Theresal foel
Notary Public
My Commission Expires:  OFFICIAL SEAL
My Commission Expires:  OFFICIAL SEAL  THERESA R. NOEL  NOTARY PUBLIC, STATE OF ILLINOIS  My Commission Expires 01/26/2014

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### EXHIBIT "A"

#### **LEGAL DESCRIPTION**

UNITS P-8, P-9, P-10, P-11 AND P-12 IN THE HALE GARAGE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THAT PART OF LOTS 13 (EXCEPT THE NORTH 31 FEET THEREOF), 14, 15 AND 16, IN S. F. GALE'S SUBDIVISION OF BLOCK 52 OF CARPENTER'S ADDITION TO CHICAGO, TAKEN AS A TRACT LYING BELOW AN ELEVATION OF 22.68 FEET, CITY OF CHICAGO DATUM, BOUNDED BY THE INTERIOR FACE OF THE WALLS OF A TWO STORY BRICK AND CONCRETE BUILDING AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT, THENCE SOUTH, ALONG THE WEST LINE OF SAID TRACT, BEING THE EAST LINE OF NORTH SANGAMON STREET, 1.80 FEET; THENCE EASTERLY, ALONG A LINE FORMING AN ANGLE OF 90 DEGREES, 06 MINUTES, 51 SECONDS TO THE LEFT WITH THE LAST DESCRIBED LINE, 1.15 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING EASTERLY, ALONG THE LAST DESCRIBED LINE, 23.45 FEET; THENCE SOUTHET LY PERPENDICULAR TO THE LAST DESCRIBED LINE, 0.42 FEET; THENCE EASTERLY PERPENDICULAR TO THE LAST DESCRIBED LINE, 1.30 FEET; THENCE NORTHERLY PERPENDICULAR TO THE LAST DESCRIBED LINE. 0.42 FEET; THENCE EASTERLY PERPENDICULAR TO THE LAST DESCRIBED LINE, 23.15 FEET; THENCE SOUTHERLY PERPENDICULAR TO THE LAST DESCRIBED LINE, 0.42 FEET; THENCE EASTERLY PERPENDICULAR TO THE LAST DESCRIBED LIN. 130 FEET; THENCE NORTHERLY PERPENDICULAR TO THE LAST DESCRIBED LINE, 0.42 FEET; THENCE EASTERL' FERPENDICULAR TO THE LAST DESCRIBED LINE, 15.07 FEET; THENCE SOUTHERLY PERPENDICULAR TO THE AST DESCRIBED LINE, 0.42 FEET; THENCE EASTERLY PERPENDICULAR TO THE LAST DESCRIBED LINE, 1.30 F.EF; THENCE NORTHERLY PERPENDICULAR TO THE LAST DESCRIBED LINE, 0.42 FEET; THENCE EASTERLY PEP. ENDICULAR TO THE LAST DESCRIBED LINE, 23.13 FEET; THENCE SOUTHERLY PERPENDICULAR TO THE LAST DESCRIBED LINE, 0.42 FEET; THENCE EASTERLY PERPENDICULAR TO THE LAST DESCRIBED LINE, 1.30 FEET; THE ICE NORTHERLY PERPENDICULAR TO THE LAST DESCRIBED LINE, 0.42 FEET; THENCE EASTERLY PERPENDICULA'S TO THE LAST DESCRIBED LINE, 23.37 FEET; THENCE SOUTHERLY PERPENDICULAR TO THE LAST DESCRIBED LINE, 0.44 FEET; THENCE EASTERLY PERPENDICULAR TO THE LAST DESCRIBED LINE, 0.40 FEET; THENCE SOUTHERLY, ALONG A LINE FORMING AN ANGLE OF 90 DEGREES, 03 MINUTES, 13 SECONDS TO THE LEFT WITH THE LAST DESCRIBED LINE, 15.04 FEET; THENCE WESTERLY PERPENDICULAR TO THE LAST DESCRIBED LINE 0.40 FEET; THENCE SOUTHERLY PERPENDICULAR TO THE LAST DESCRIBED LINE, 1.05 FEET; THENCE EASTERLY PERPENDICULAR TO THE LAST DESCRIBED LINE, 0.40 FEET; THENCE SOUTHERLY PERPENDICULAR TO THE LAST DESCRIBED LINE, 24.89 FEET; THENCE WESTERLY, PERPENDICULAR TO THE LAST DESCRIBED LINE, 4.22 FEFT; THENCE SOUTHERLY, PERPENDICULAR TO THE LAST DESCRIBED LINE, 0.83 FEET; THENCE EASTERLY PERFENDICULAR TO THE LAST DESCRIBED LINE, 5.43 FEET TO THE EAST LINE OF THE AFORESAID TRACT; THENCE SOUTPERLY ALONG SAID EASTERLY LINE, BEING A LINE FORMING AN ANGLE OF 89 DEGREES, 51 MINUTES, 52 SECONDS TO THE LEFT WITH THE LAST DESCRIBED LINE, 4.27 FEET; THENCE WESTERLY ALONG A LINE FORMING AN ANGLE OF 90 DEGREES, 08 MINUTES, 08 SECONDS TO THE LEFT WITH THE LAST DESCRIBED LINE, 9.64 FEET; THENCE SOUTHERLY, PERPENDICULAR TO THE LAST DESCRIBED LINE, 16.50 FEET; THENCE WESTERLY, ALONG A LINE FORMING AN ANGLE OF 89 DEGREES, 58 MINUTES, 52 SECONDS TO THE LEFT WITH THE LAST DESCRIBED LINE 140 FEET; THENCE SOUTHERLY ALONG A LINE FORMING AN ANGLE OF 90 DEGREES, 07 MINUTES, 20 SECONDS TO 17.15 RIGHT WITH THE LAST DESCRIBED LINE, 18.78 FEET TO THE SOUTH LINE OF THE AFORESAID TRACT; THENCE WESTERLY ALONG SAID SOUTH LINE, BEING A LINE FORMING AN ANGLE OF 90 DEGREES, 10 MINUTES, 00 SECONUS TO THE LEFT WITH THE LAST DESCRIBED LINE, 10.00 FEET; THENCE NORTHERLY ALONG A LINE FORMING AN ANGLE OF 89 DEGREES, 50 MINUTES, 00 SECONDS TO THE LEFT WITH THE LAST DESCRIBED LINE, 18.79 FEET; THENCE WESTERLY ALONG A LINE FORMING AN ANGLE OF 89 DEGREES, 52 MINUTES, 40 SECONDS TO THE LEFT WITH THE LAST DESCRIBED LINE, 367 FEET; THENCE NORTHERLY PERPENDICULAR TO THE LAST DESCRIBED LILIE, 0.43 FEET; THENCE WESTERLY PERPENDICULAR TO THE LAST DESCRIBED LINE, 1.30 FEET; THENCE SOUTHERD, PERPENDICULAR TO THE LAST DESCRIBED LINE, 0.43 FEET; THENCE WESTERLY PERPENDICULAR TO THE LAST DESCRIBED LINE, 23.13 FEET; THENCE NORTHERLY PERPENDICULAR TO THE LAST DESCRIBED LINE, 0.43 FEET THE ACT WESTERLY PERPENDICULAR TO THE LAST DESCRIBED LINE, 1.30 FEET; THENCE SOUTHERLY PERPENDICULAR TO THE LAST DESCRIBED LINE, 0.43 FEET; THENCE WESTERLY PERPENDICULAR TO THE LAST DESCRIBED LINE, 15.09 FEET; THENCE NORTHERLY PERPENDICULAR TO THE LAST DESCRIBED LINE, 0.43 FEET; THENCE WESTERLY PERPENDICULAR TO THE LAST DESCRIBED LINE, 1.30 FEET; THENCE SOUTHERLY PERPENDICULAR TO THE LAST DESCRIBED LINE, 0.43 FEET; THENCE WESTERLY PERPENDICULAR TO THE LAST DESCRIBED LINE, 23.37 FEET; THENCE NORTHERLY PERPENDICULAR TO THE LAST DESCRIBED LINE, 0.38 FEET; THENCE WESTERLY PERPENDICULAR TO THE LAST DESCRIBED LINE, 0.27 FEET; THENCE NORTHERLY, PERPENDICULAR TO THE LAST DESCRIBED LINE, 15.15 FEET; THENCE EASTERLY PERPENDICULAR TO THE LAST DESCRIBED LINE, 0.15 FEET; THENCE NORTHERLY PERPENDICULAR TO THE LAST DESCRIBED LINE, 0.92 FEET; THENCE WESTERLY PERPENDICULAR TO THE LAST DESCRIBED LINE 0.15 FEET; THENCE NORTHERLY PERPENDICULAR TO THE LAST DESCRIBED LINE, 7.66 FEET; THENCE WESTERLY, ALONG A LINE FORMING AN ANGLE OF 90 DEGREES, 08 MINUTES, 55 SECONDS TO THE RIGHT WITH THE LAST DESCRIBED LINE, 5.41 FEET; THENCE NORTHERLY, ALONG A LINE FORMING AN ANGLE OF 90 DEGREES, 08 MINUTES, 55 SECONDS TO THE LEFT WITH THE LAST DESCRIBED LINE, 2.37 FEET; THENCE WESTERLY, ALONG A LINE FORMING AN ANGLE OF 90 DEGREES, 08 MINUTES, 55 SECONDS TO THE RIGHT WITH THE LAST DESCRIBED LINE, 8.95 FEET; THENCE NORTHERLY, PERPENDICULAR TO THE LAST DESCRIBED LINE, 7.14 FEET; THENCE WESTERLY, PERPENDICULAR TO THE TACT DESCRIBED LINE, 11.11 FEET TO THE WEST LINE OF THE AFORESAID TRACT; THENCE NORTHERLY ALONG SAID WEST LINE, BEING A LINE FORMING AN ANGLE OF 90 DEGREES, 01 MINUTES, 35 SECONDS TO THE LEFT WITH THE LAST DESCRIBED LINE, 3.89 FEET; THENCE EASTERLY ALONG A LINE FORMING AN ANGLE OF 89 DEGREES, 58 MINUTES, 25

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SECONDS TO THE LEFT WITH THE LAST DESCRIBED LINE, 4.63 FEET; THENCE NORTHERLY PERPENDICULAR TO THE LAST DESCRIBED LINE, 1.02 FEET; THENCE WESTERLY, PERPENDICULAR TO THE LAST DESCRIBED LINE, 3.93 FEET; THENCE NORTHERLY, PERPENDICULAR TO THE LAST DESCRIBED LINE 8.11 FEET; THENCE EASTERLY PERPENDICULAR TO THE LAST DESCRIBED LINE, 0.40 FEET; THENCE NORTHERLY PERPENDICULAR TO THE LAST DESCRIBED LINE, 0.94 FEET; THENCE WESTERLY PERPENDICULAR TO THE LAST DESCRIBED LINE, 0.40 FEET; THENCE NORTHERLY PERPENDICULAR TO THE LAST DESCRIBED LINE, 15.00 FEET; THENCE EASTERLY ALONG A LINE FORMING AN ANGLE OF 90 DEGREES, 06 MINUTES, 51 SECONDS TO THE LEFT WITH THE LAST DESCRIBED LINE, 0.44 FEET; THENCE NORTHERLY ALONG A LINE FORMING AN ANGLE OF 90 DEGREES, 06 MINUTES, 51 SECONDS TO THE RIGHT WITH THE LAST DESCRIBED LINE, 0.44 FEET TO THE POINT OF BEGINNING, ALL IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0021010566, AND AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

#### PARCEL 2:

LOT 13 (FXCSPT THE NORTH 31.00 FEET THEREOF); LOTS 14, 15 AND 16, IN S. F. GALE'S SUBDIVISION OF BLOCK 52 OF CARPENTER'S ADDITION TO CHICAGO, TAKEN AS A TRACT EXCEPTING THEREFROM THAT PART LYING BELOW AN ELEVATION OF 22.68 FEET, CITY OF CHICAGO DATUM, BOUNDED BY THE INTERIOR FACE OF THE WALLS OF A 'W') STORY BRICK AND CONCRETE BUILDING AND DESCRIBED AS FOLLOWS; COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT, THENCE SOUTH, ALONG THE WEST LINE OF SAID TRACT, BEING THE EAST LINE OF NORTH SANG MON STREET, 1.80 FEET; THENCE EASTERLY, ALONG A LINE FORMING AN ANGLE OF 90 DEGREES, 06 MINUTES, 51 SECONDS TO THE LEFT WITH THE LAST DESCRIBED LINE, 1.15 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING EASTERLY, ALONG THE LAST DESCRIBED LINE, 23.45 FEET; THENCE SOUTHERLY PERPENDICULAR TO THE LAST DESCRIBED LINE, 0.42 FEET; THENCE EASTERLY PERPENDICULAR TO THE LAST DESCRIBED LINE, 1 30 FEET; THENCE NORTHERLY PERPENDICULAR TO THE LAST DESCRIBED LINE, 0.42 FEET; THENCE EASTERLY PERPENDICULAR TO THE LAST DESCRIBED LINE, 23, 15 FEET; THENCE SOUTHERLY PERPENDICULAR TO THE LAST DESCRIBED LINE, 0.42 FEET; THENCE EASTERLY PERPENDICULAR TO THE LAST DESCRIBED LINE, 1.30 FEET; THENCE NORTHERLY PERPENDICULAR TO THE LAST DESCRIBED LINE, 0.42 FEET; THENCE EASTERLY PERPEND'CULAR TO THE LAST DESCRIBED LINE, 15.07 FEET; THENCE SOUTHERLY PERPENDICULAR TO THE LAST DESCRIBED LINE, 0.42 FEET; THENCE EASTERLY PERPENDICULAR TO THE LAST DESCRIBED LINE, 1.30 FEET; THENCE NOR THE PERPENDICULAR TO THE LAST DESCRIBED LINE, 0.42 FEET; THENCE EASTERLY PERPENDICULAR TO THE LAST DESCRIBED LINE, 23.13 FEET; THENCE SOUTHERLY PERPENDICULAR TO THE LAST DESCRIBED LINE, 0 42 FEET; THENCE EASTERLY PERPENDICULAR TO THE LAST DESCRIBED LINE, 1.30 FEET; THENCE NORTHERLY PERPENDICULAR TO THE LAST DESCRIBED LINE, 0.42 FEET; THENCE EASTERLY PERPENDICULAR TO THE LAST DESCRIBED LINE, 23.37 FEET; THENCE SOUTHERLY PERPENDICULAR TO THE LAST DESCRIBED LINE, 0.44 FEF. 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MINUTES, 55 SECONDS TO THE RIGHT WITH THE LAST DESCRIBED LINE, 5.41 FEET; THENCE NORTHERLY, ALONG A LINE FORMING AN ANGLE OF 90 DEGREES, 08 MINUTES, 55 SECONDS TO THE LEFT WITH THE LAST DESCRIBED LINE, 2.37 FEET; THENCE WESTERLY, ALONG A LINE FORMING AN ANGLE OF 90 DEGREES, 08 MINUTES, 55 SECONDS TO THE RIGHT WITH THE LAST DESCRIBED LINE, 8.95 FEET; THENCE NORTHERLY, PERPENDICULAR TO THE LAST DESCRIBED LINE, 7.14 FEET; THENCE WESTERLY, PERPENDICULAR TO THE LAST DESCRIBED LINE, 11.11 FEET TO THE WEST LINE OF THE AFORESAID TRACT; THENCE NORTHERLY ALONG SAID WEST LINE, BEING A LINE FORMING AN ANGLE OF 90 DEGREES, 01 MINUTES, 35 SECONDS TO THE LEFT WITH THE LAST DESCRIBED LINE, 3.89 FEET; THENCE EASTERLY ALONG A LINE FORMING AN ANGLE OF 89 DEGREES, 58 MINUTES, 25 SECONDS TO THE LEFT WITH THE LAST DESCRIBED LINE, 4.63 FEET; THENCE NORTHERLY PERPENDICULAR TO THE LAST DESCRIBED LINE, 1.02 FEET; THENCE WESTERLY, PERPENDICULAR TO THE LAST DESCRIBED LINE, 3.93 FEET; THENCE NORTHERLY, PERPENDICULAR TO THE LAST DESCRIBED LINE 8.11 FEET; THENCE EASTERLY PERPENDICULAR TO THE LAST DESCRIBED LINE, 0.40 FEET; THENCE NORTHERLY PERPENDICULAR TO THE LAST DESCRIBED LINE, 0.94 FEET; THENCE WESTERLY PERPENDICULAR TO THE LAST DESCRIBED LINE, 0.40 FEET; THENCE NORTHERLY PERPENDICULAR TO THE LAST DESCRIBED LINE, 15.00 FEET; THENCE EASTERLY ALONG A LINE FORMING AN ANGLE OF 90 DEGREES, 06 MINUTES, 51 SECONDS TO THE LEFT WITH THE LAST DESCRIBED LINE, 0.4 (FEET; THENCE NORTHERLY ALONG A LINE FORMING AN ANGLE OF 90 DEGREES, 06 MINUTES, 51 SECONDS TO THE RIGHT WITH THE LAST DESCRIBED LINE, 0.44 FEET TO THE POINT OF BEGINNING, ALL IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COCK COUNTY, ILLINOIS.

COMMONLY KNOWN AS:

19 N. Sangamon, Chicago, Illinois 60607

PERMANENT INDEX NOS:

Trong 17-08-00 Clarks Office