



Doc#: 1205918012 Fee: \$48.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 02/28/2012 03:48 PM Pg: 1 of 6

DRAFTED BY AND, WHEN RECORDED, RETURN TO:
Dean & Fulkerson, P.C.
801 W. Big Beaver Rd., Ste. 500
Troy, MI 48034
Attn: Thomas P. Martin, Esq.

MEMORANDUM OF LEASE

This Memorandum of Lease is made and entered into as of the 24th day of January, 2012, by and between Simon Property Group (Illinois) L.P., an Illinois partnership and successor-in-interest to Matteson Joint Venture, an Indiana general partnership, as "Landlord", whose mailing address is c/o Simon Property Group, 225 West Washington St., Indianapolis, Indiana 46204, Attn: Peripheral Development and Windy Landings, Inc., a Michigan corporation, and successor-in-interest to Taco Bell Corp., a California corporation, and Natron Corporation, a Delaware corporation, as "Tenant", whose mailing address is 7915 Kensington Court, Brighton, Michigan 48116.

Landlord has granted, demised and leased to Tenant the premises described below, upon the following terms:

LEASE: Lease dated August 15, 1989 between Matteson Joint Venture, an Indiana general partnership ("MJV"), as landlord, and Taco Bell Corp., a California corporation ("Taco Bell"), as tenant.

AS AMENDED AND/OR ASSIGNED ON:

FIDELITY NATIONAL TITLE 949011051

- Memorandum of Lease dated August 15, 1989 between MJV , as landlord and Taco Bell, as tenant (recorded on October 25, 1989 as Document No. 89507189);Assignment and Assumption Agreement dated as of September 1, 1994 between MJV, and Landlord (recorded on September 1, 1994 as Document No. 94771938);
- Assignment and Assumption of Lease Agreement and Consent among Landlord, Taco Bell and Natron Corporation, a Delaware corporation ("Natron") dated December 15, 1995;

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- Memorandum of Assignment and Assumption of Lease Agreement dated December 15, 1995 among Landlord, Taco Bell and Natron (recorded on March 8, 1996 as Document No. 96178023);
- Affidavit of Natron dated December 7, 2005 (recorded on December 16, 2005 as Document No. 0535032061);
- Letter Agreement between Landlord and Natron dated February 26, 2009; and
- Assignment and Assumption of Lease and Consent dated as of January 24, 2012 among Landlord, Natron and Tenant.

All documents listed above for which recording information is not listed are unrecorded.

DESCRIPTION OF PREMISES: See Exhibit A attached hereto and incorporated by reference.

DATE OF COMMENCEMENT OF FIRST RENEWAL TERM: February 1, 2011.

DATE OF EXPIRATION OF FIRST RENEWAL TERM: December 15, 2015.


BASE TERM: Four (4) years, nine (9) months and fifteen (15) days.


RENEWAL OPTION: One period of five (5) years upon advance written notice given to Landlord not more than 365 days and not less than 180 days prior to the expiration of the First Renewal Term.

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

In the event of a conflict between the provisions of this Memorandum and the terms of the Lease, the terms of the Lease shall control.

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STATE TAX	STATE	FEB.28.12	REAL ESTATE TRANSFER TAX
		# 000007025	00077.00
REAL E DEPAR			FP 102809

COUNTY TAX	COOK COUNTY	FEB.28.12	REAL ESTATE TRANSFER TAX
		# 000007074	00038.50
REVENUE STAMP			FP326707

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IN WITNESS WHEREOF, the parties hereto have caused this Memorandum of Lease to be duly executed on the day and year shown above.

SIMON PROPERTY GROUP (ILLINOIS), L.P.
an Illinois limited partnership

By: CHARLES MALL COMPANY LIMITED
PARTNERSHIP, a Maryland limited partnership
Its: General Partner

By: SIMON PROPERTY GROUP (DELAWARE),
INC., a Delaware corporation
Its: General Partner

By: *Richard S. Sokolov*
Richard S. Sokolov
Its: President and Chief Operating Officer

WINDY LANDINGS, INC., a Michigan
corporation

By: _____
Peter Lyders-Petersen
Its: President

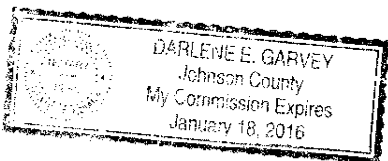
STATE OF INDIANA)

)SS

COUNTY OF MARION)

On the 24th day of January, 2012, before me, the undersigned, a Notary Public in and for said State, personally appeared Richard S. Sokolov, the President and Chief Operating Officer, Simon Property Group (Delaware), Inc., a Delaware corporation, general partner of Charles Mall Company Limited Partnership, a Maryland limited partnership, the general partner of Simon Property Group (Illinois) L.P., an Illinois limited partnership, personally known to me (or 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 entity upon which the person acted executed the instrument.

WITNESS my hand and official seal.



Darlene E. Garvey
Notary Public
_____ County, _____
Acting in _____ County
My commission expires: _____

UNOFFICIAL COPY

IN WITNESS WHEREOF, the parties hereto have caused this Memorandum of Lease to be duly executed on the day and year shown above.

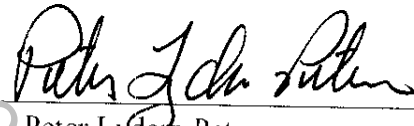
SIMON PROPERTY GROUP (ILLINOIS), L.P.
an Illinois limited partnership

By: CHARLES MALL COMPANY LIMITED PARTNERSHIP, a Maryland limited partnership
Its: General Partner

By: SIMON PROPERTY GROUP (DELAWARE), INC., a Delaware corporation
Its: General Partner

By: _____
Richard S. Sokolov
Its: President and Chief Operating Officer

WINDY LANDINGS, INC., a Michigan corporation

By:  _____
Peter Lyders-Petersen
Its: President

STATE OF INDIANA))SS
COUNTY OF MARION)

On the ___ day of January, 2012, before me, the undersigned, a Notary Public in and for said State, personally appeared Richard S. Sokolov, the President and Chief Operating Officer, Simon Property Group (Delaware), Inc., a Delaware corporation, general partner of Charles Mall Company Limited Partnership, a Maryland limited partnership, the general partner of Simon Property Group (Illinois) L.P., an Illinois limited partnership, personally known to me (or 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 entity upon which the person acted executed the instrument.

WITNESS my hand and official seal.

Notary Public
_____ County, _____
Acting in _____ County
My commission expires: _____

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STATE OF MICHIGAN)
)SS
 COUNTY OF OAKLAND)

On the 23 day of January, 2012, before me, the undersigned, a Notary Public in and for said State, personally appeared Peter Lyders-Petersen, the President of Windy Landings, Inc., a Michigan corporation, personally known to me (or 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 corporation for which he acted executed the instrument.

Carol A. Ueblick

Notary Public

_____ County, _____

Acting in _____ County

My commission expires: _____

CAROL A. UEBRICK
 NOTARY PUBLIC, STATE OF MI
 COUNTY OF OAKLAND
 COMMISSION EXPIRES May 11, 2014
 COUNTY OF OAKLAND

Property of Cook County Clerk's Office

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EXHIBIT A

Legal Description

Land situated in the City of Matteson, County of Cook and State of Illinois more particularly described as follows:

Lot 2 in Matteson Plaza Subdivision of part of the Northeast 1/4 of the Southeast 1/4 of Section 22, Township 35 North, Range 13 East of the Third Principal Meridian, according to the Plat thereof recorded June 2, 2005 as Document No. 0513318015 in Cook County, Illinois.

Commonly known as: 4167 W. 211th St. Matteson, Illinois 60443
Tax Parcel Identification No.: 31-22-401-022-0000

Property of Cook County Clerk's Office