

UNOFFICIAL COPY

This instrument prepared by:
KFC Corporation
Yum! Brands, Inc.
1441 Gardiner Lane
Louisville, Kentucky 40213



Doc#: 1209516050 Fee: \$46.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/04/2012 12:59 PM Pg: 1 of 5

Upon recordation return to:
Stewart National Title Services
P.O. Box 190
Westerville, Ohio 43086-0190
Attn: Gave A. Pfeifer

Order No.:
Escrow No.:

SPACE ABOVE THIS LINE FOR RECORDER'S
USE

APN: 19-08-419-067-0000

THE UNDERSIGNED GRANTOR(S)
DECLARE(S):
THIS CONVEYANCE IS EXEMPT
FROM THE ILLINOIS REAL
PROPERTY TRANSFER TAX ACT
PURSUANT TO EXEMPTION
35ILCS 200/31-45(e)

Re: Store# Y200207 – 6040 S. Archer Avenue, Chicago, IL

MEMORANDUM OF LEASE

THIS MEMORANDUM OF LEASE (this "Memorandum") is made and entered into as of March 14, 2012 by and between KFC Corporation, a Delaware corporation ("Lessor"), and Apex Brands Chicago, LLC, an Illinois limited liability company ("Lessee") who represent as follows:

1. The name and address of Lessor is:

KFC Corporation
Yum! Brands, Inc.
1441 Gardiner Lane
Louisville, Kentucky 40213
Attn: Law Department

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2. The name and address of Lessee is:

Apex Brands Chicago, LLC
7405 Hughes Drive
Plano, TX 75024-3446

3. A Land and Building Lease Agreement was entered into between Lessor and Lessee dated as of March 19, 2012 (the "Lease") with respect to the premises located at 6040 S. Archer Avenue, Chicago, IL, as more fully identified in Exhibit A attached hereto and made a part hereof by reference (collectively the "Premises").

4. The term of the Lease shall commence at 12:01 a.m. March 20, 2012, and shall terminate on March 20, 2027.

5. Provided Lessee is not in default of the Lease, Lessee shall have two (2) additional consecutive options to renew the initial term of the Lease for an additional period of five (5) years each renewal term.

6. The terms, covenants, and conditions of the Lease are hereby referred to and made a part hereof as if herein set forth in full. This short form of Lease for recording is a form of the Lease for the purpose of constructive notice. In the event of conflict between the provisions of this short form of Lease for recording and the long form of this Lease, the terms and provisions of the long form of the Lease shall prevail.

Signatures on following page

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IN WITNESS WHEREOF, each of the parties hereto has caused this Agreement to be executed as of the date first set forth above.

ASSIGNOR:

KFC CORPORATION,
a Delaware corporation

~~WA~~ By: Scott Cattell

State of Kentucky)
) SS
County of Jefferson)

On March 15, 2012 before me, Gloria Hudson (name of notary) a notary public, personally appeared, Scott Cattell, Attorney in Fact of KFC Corporation, a Delaware 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 entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Gloria Hudson Seal

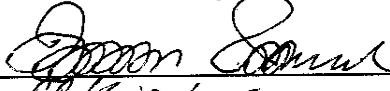
Gloria Hudson
Notary Public, State at Large, KY
My commission expires 9-6-2013

Property of Scott Cattell
County Clerk's Office

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ASSIGNEE:

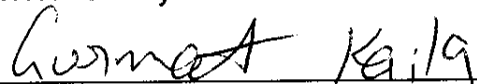
APEX BRANDS CHICAGO, LLC,
a Delaware limited liability company

By: 
Its: President

State of CA)
County of Alameda) SS

On March 15, 2012 before me, Gurmeet Kaila (name of notary) a notary public, personally appeared, Tabassum Munter, President of Apex Brands Chicago, LLC, a Delaware limited liability company, 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 she executed the same in her authorized capacity and that by her signature on the instrument the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

 Seal



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Y200207 – 6040 S. Archer Avenue, Chicago, IL

Exhibit A

LOTS 17, 18, 19, 20, 21, 22 AND 23 IN BLOCK 21 IN CRANE AND ARCHER AVENUE HOME ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE SOUTHEAST 1/4 NORTH OF ARCHER AVENUE IN SECTION 8, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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