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~~XXXXXXXXXX~~
~~XXXXXX~~
**THIS INSTRUMENT PREPARED
BY AND AFTER RECORDING
RETURN TO:**

58889094
Jeffrey Jahns, Esq.
Seyfarth Shaw LLP
131 South Dearborn Street, Suite 2400
Chicago, Illinois 60603

Permanent Tax Index Number
and Address. See Exhibit A

GROUND LEASE TERMINATION AND RELEASE AGREEMENT

THIS GROUND LEASE TERMINATION AND RELEASE AGREEMENT, dated as of August 5, 2013 (this "Agreement"), is entered into by and between BRADFORD HARWOOD HEIGHTS 1 LLC, an Illinois limited liability company ("Landlord"), and BRADFORD HARWOOD HEIGHTS 2 LLC, an Illinois limited liability company ("Tenant").

RECITALS

A. Landlord and Tenant are parties to that certain Ground Lease dated July 2, 2012 (the "Lease"), as memorialized by that certain Memorandum of Ground Lease recorded July 6, 2012 (the "Memo of Lease"), as Document No. 1218811118 with the Cook County Recorder of Deeds (the "Recorder"). Pursuant to the Lease, Landlord demised and let Tenant, and Tenant leased and took from Landlord, certain premises located at the southwest corner of Lawrence Avenue and Oketo Avenue in Harwood Heights, Illinois, as described on Exhibit A attached hereto (the "Premises"), which Premises include the appurtenant rights and easements thereto.

B. Tenant is the "Landlord," and Roundy's Supermarkets, Inc., a Wisconsin Corporation ("Roundy's") is the "Tenant," under that certain Amended and Restated Lease dated July 24, 2013 (the "Roundy's Lease").

C. Concurrently herewith, Tenant and I.M. Properties (Illinois 8) LLC, a Delaware limited liability company ("I.M."), have executed an Assignment of Lease (the "Roundy's Lease Assignment"), whereby Tenant assigned, conveyed and transferred to I.M. all of Tenant's right, title and interest in, to and under the Roundy's Lease, and I.M. accepted such assignment and agreed to assume the obligations of the landlord thereunder.

D. In connection with the sale of the Premises, Landlord and Tenant desire to terminate the Lease, and are executing this Agreement for the purpose of terminating the Lease and releasing the Memo of Lease.

UNOFFICIAL COPY

AGREEMENTS

In consideration of the premises and the mutual covenants and agreements contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

Section 1. Recitals. The foregoing Recitals are hereby incorporated into and made a part of this Agreement.

Section 2. Termination of Lease. The Lease is hereby terminated as of the date hereof. The Memo of Lease is hereby terminated and released as of the date hereof.

Section 3. Successors. This Agreement shall inure to the benefit of and shall be binding upon the parties and their respective successors, assigns and legal representatives.

Section 4. Governing Law. This Agreement is prepared and entered into with the intention that the law of the State of Illinois shall govern its construction and enforcement.

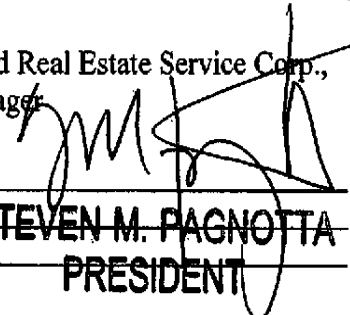
[SIGNATURE PAGES FOLLOWS THIS PAGE]

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LANDLORD

BRADFORD HARWOOD HEIGHTS 1 LLC

By: Bradford Real Estate Service Corp.,
its Manager

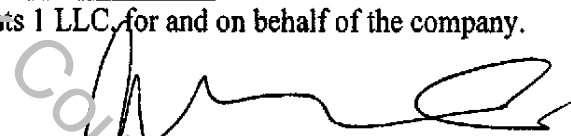
By: 
Name: **STEVEN M. PAGNOTTA**
Title: **PRESIDENT**

STATE OF ILLINOIS)

) SS:

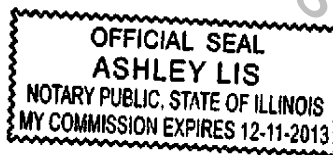
COUNTY OF COOK)

The foregoing instrument was acknowledged before me this 30 day of JULY, 2013, by STEVEN PAGNOTTA PRESIDENT of Bradford Real Estate Services Corp., Manager of Bradford Harwood Heights 1 LLC, for and on behalf of the company.



Notary Public

My Commission Expires: 12-11-13



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TENANT

BRADFORD HARWOOD HEIGHTS 2 LLC

By: Bradford Real Estate Service Corp.,
its Manager

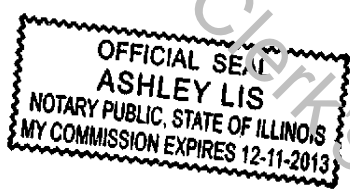
By: [Signature]
Name: **STEVEN M. PAGNOTTA**
Title: **PRESIDENT**

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

The foregoing instrument was acknowledged before me this 30 day of July, 2013, by STEVEN M. PAGNOTTA, President of Bradford Real Estate Services Corp., Manager of Bradford Harwood Heights 2 LLC, for and on behalf of the company.

[Signature]
Notary Public

My Commission Expires: 12-11-13



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EXHIBIT A

Legal Description of the Premises

LOT 1 IN PLAT OF CONSOLIDATION FOR BRADFORD HARWOOD SUBDIVISION, A SUBDIVISION IN PART OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 1, 2013, WITH THE COOK COUNTY RECORDER OF DEEDS AS DOCUMENT NO. 1309139023.

Common Address: 7401 W. Lawrence Ave., Harwood Heights, IL 60706
4700 N. Oketo Ave., Harwood Heights, Illinois 60706

PIN(S): 12-13-203-023-0000
12-13-203-024-0000
12-13-203-025-0000
12-13-202-013-0000
12-13-202-014-0000
12-13-202-019-0000
12-13-203-013-0000

NOTE - THE PROPERTY WAS PREVIOUSLY KNOWN AS THE FOLLOWING:

PARCEL 1:

LOTS 6, 7 AND THE NORTH HALF OF LOT 8 IN KLEFSTAD'S INDUSTRIAL ADDITION TO HARWOOD HEIGHTS, A SUBDIVISION IN THE NORTH EAST QUARTER OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOTS 13 AND 14 IN BLOCK 1 AND THAT PART OF LOTS 15 TO 18 IN SAID BLOCK 1, LYING NORTH OF A LINE DRAWN FROM A POINT IN THE EAST LINE OF SAID LOT 15, WHICH IS 47.80 FEET SOUTH OF THE NORTH EAST CORNER OF SAID LOT 15 TO A POINT IN THE WEST LINE OF SAID LOT 18, WHICH IS 42.60 FEET SOUTH OF THE NORTH WEST CORNER OF SAID LOT 18, TOGETHER WITH THE EAST AND WEST VACATED 20 FOOT PUBLIC ALLEY IN SAID BLOCK 1 LYING SOUTH OF AND ADJOINING THE SOUTH LINE OF SAID LOT 14 AND THE SOUTH LINE OF SAID LOT 14, EXTENDED EAST TO THE EAST LINE OF SAID BLOCK 1 AND LYING NORTH OF AND ADJOINING THE NORTH LINE OF SAID LOTS 15 TO 18 AND THAT PART OF THE VACATED NORTH AND SOUTH PUBLIC ALLEY IN SAID BLOCK 1, LYING EAST OF AND ADJOINING THE EAST LINE OF LOTS 13 AND 14 AFORESAID ALL IN LAWRENCE LAWN'S ADDITION, BEING A SUBDIVISION OF THE SOUTH HALF OF THE NORTH HALF OF THE EAST HALF OF THE WEST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER AND OF THE NORTH HALF OF THE WEST 10 ACRES OF THE EAST HALF OF THE WEST HALF OF THE NORTH EAST QUARTER OF SECTION

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13, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN,
IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THE SOUTH HALF OF LOT 8 AND THE NORTH 112 FEET OF LOT 9 IN KLEFSTAD'S
INDUSTRIAL ADDITION TO HARWOOD HEIGHTS, BEING A SUBDIVISION IN THE
NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 12, EAST OF
THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office