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Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 12/04/2013 11:32 AM Pg: 1 of 7

3/4 5/03/4/13

## MEMORANDUM OF MASTER LEASE BY & BETWEEN

INTEGRATED CLARK MONROE LLC,

AN ILLINOIS LIMITED LIABILITY COMPANY

(AS MASTER LANDLORD)

AND

MT CLARK MONROE LLC,

AN ILLINOIS LIMITED LIABILITY COMPANY

(AS MASTER TENANT)

DATED AS OF Nov. 27<sup>th</sup>, 2013

For Project, herein described,  
as having a common address of:  
100 West Monroe, Chicago, Illinois

PINS:

17-16-204-023-0000

17-16-204-022-0000

Prepared by and after recording return to:  
John R. Joyce  
c/o Arnstein & Lehr LLP  
120 S. Riverside Plaza, Suite 1200  
Chicago, Illinois 60606

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## MEMORANDUM OF MASTER LEASE

THIS MEMORANDUM OF MASTER LEASE (this "Memorandum") made this 27 day of Nov, 2013 by and between INTEGRATED CLARK MONROE LLC, an Illinois limited liability company ("Landlord"), and MT CLARK MONROE LLC, an Illinois limited liability company ("Tenant").

### WITNESSETH:

1. Landlord and Tenant have entered into a certain Master Lease dated as of Nov. 27, 2013 (as amended, restated or otherwise modified from time to time, the "Lease"), pursuant to which Landlord has leased to Tenant certain premises (the "Premises") situated in the City of Chicago, County of Cook, State of Illinois and located on that certain real property more particularly described in Exhibit "A" attached hereto and made a part hereof.

2. The addresses of the parties to the Lease are as follows:

(a) Landlord - **INTEGRATED CLARK MONROE LLC**  
181 West Madison, Suite 4700,  
Chicago, Illinois 60602

(b) Tenant - **MT CLARK MONROE LLC**  
181 West Madison, Suite 4700  
Chicago, Illinois 60602

Copy to: **John R. Joyce**  
**c/o Arnstein & Lehr LLP**  
**120 S. Riverside Plaza, Suite 1200**  
**Chicago, Illinois 60606**

**U.S. Bancorp Community Development Corporation**  
**1307 Washington Avenue, Suite 300**  
**Project Reference #22418**  
**St. Louis, MO 63103**  
**Attention Director of Asset Management – HTC**

**Husch Blackwell LLP**  
**190 Carondelet Plaza, Suite 600**  
**St. Louis, MO 63105**  
**Attn: Edward J. Lieberman**

3. The Initial Term of the Lease, more particularly described in Section 2.2 of the Lease, shall be for thirty-two (32) years, commencing on the day prior to the first date on which any portion of the land and buildings located at 100 West Monroe Street, Chicago,

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Illinois (the "Project") is "Placed in Service", as so described in Section 47 of the Internal Revenue Code of 1986, as amended, (the "Code"), and the applicable Treasury Regulations promulgated thereunder (the "**Commencement Date**"). Rehabilitation of the building at the Project is being completed by the Landlord in a manner in that is intended to qualify for the historic rehabilitation tax credit as described in the aforementioned Code. The parties may agree to terminate the Lease prior to the expiration of the term by providing written, recordable notice.

4. This Memorandum is not a complete summary of the Lease, nor shall any provisions of this Memorandum be used in interpreting the provisions of the Lease. In the event of any conflict between this Memorandum and the Lease, the Lease shall control.
5. This Memorandum is being executed and delivered for recording in the Office of the Recorder of Deeds, Cook County, Illinois.

**[Signature Blocks Continue on the following page]**

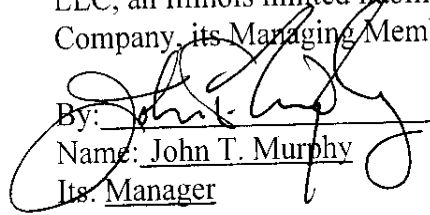
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IN WITNESS WHEREOF, this Memorandum has been executed and delivered as a sealed instrument by the parties hereto on the day, month and year first above written.

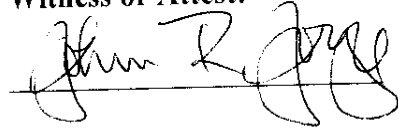
## LANDLORD:

**INTEGRATED CLARK MONROE LLC**, an Illinois limited liability company

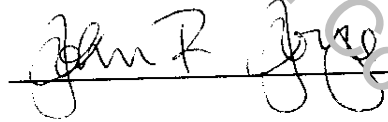
By: Integrated 100 West Monroe, LLC, an Illinois limited liability Company, its Managing Member

By:   
Name: John T. Murphy  
Its: Manager

Witness or Attest:



Witness or Attest:

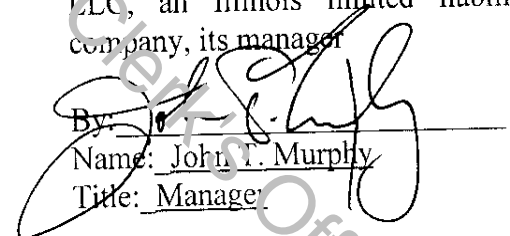


## TENANT:

**MT CLARK MONROE LLC**, an Illinois limited liability company

By: MT Clark Monroe Manager, LLC, an Illinois limited liability Company, its Managing Member

By: Integrated 100 West Monroe LLC, an Illinois limited liability company, its manager

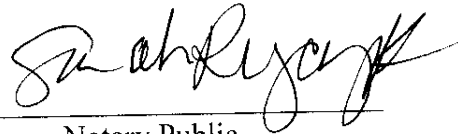
By:   
Name: John T. Murphy  
Title: Manager

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STATE OF Illinois )  
COUNTY OF Cook ) SS:

THE undersigned, a Notary Public, in and for the County and State/Commonwealth aforesaid, does hereby certify, that John T. Murphy, as the Manager of **INTEGRATED 100 WEST MONROE LLC**, an Illinois limited liability company, the Managing Member of Integrated Clark Monroe LLC, an Illinois limited liability company, 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 under oath that as such Manager of the Manager of Integrated Clark Monroe LLC, he signed and delivered the said instrument pursuant to authority duly given to be by said limited liability company.

Given under my hand and seal this 22<sup>nd</sup> day of November, 2013



Notary Public

My Commission Expires:



THE undersigned, a Notary Public, in and for the County and State aforesaid, does hereby certify, that John T. Murphy personally known to me to be the Manager of Integrated 100 West Monroe LLC, an Illinois limited liability company, the manager of MT Clark Monroe Manager LLC, an Illinois limited liability company, the manager of **MT CLARK MONROE LLC**, an Illinois limited liability company, and 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 under oath that as such Manager, he signed and delivered the said instrument pursuant to authority duly given to them by said limited liability company.

Given under my hand and seal this 22<sup>nd</sup> day of November, 2013

Sarah Lynd  
Notary Public

My Commission Expires:



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**EXHIBIT A**  
**TO**  
**MEMORANDUM OF MASTER LEASE**

**Legal Description**

ALL THAT CERTAIN piece or parcel of land, together with the buildings and improvements thereon, situated in the City of Chicago, County of Cook, and State of Illinois, being more particularly shown and described on that certain survey entitled, "ALTA / ACSM Land Title Survey", dated January 24, 2013, and prepared by Chicago Guarantee Survey Company, being more particularly bounded and described as follows:

**PARCEL 1:**

ALL THAT PART OF LOT 5 IN BLOCK 118 IN SCHOOL SECTION ADDITION TO CHICAGO IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES SOUTH OF THE NORTH 154 FEET THEREOF; AND

**PARCEL 2:**

THAT PART OF ORIGINAL LOT 5 IN BLOCK 118 IN SCHOOL SECTION ADDITION TO CHICAGO IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED BY A LINE DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE EAST LINE OF SAID LOT, 111 FEET SOUTH OF THE NORTH EAST CORNER THEREOF; THENCE WEST TO A POINT IN THE WEST LINE OF SAID LOT 5, 111 FEET SOUTH OF THE NORTH LINE OF SAID LOT; THENCE SOUTH 43 FEET ALONG THE WEST LINE OF SAID LOT; THENCE EAST PARALLEL TO THE NORTH LINE OF SAID LOT TO THE WEST LINE OF CLARK STREET, BEING THE EAST LINE OF SAID LOT; THENCE NORTH ALONG THE WEST LINE OF SAID CLARK STREET 43 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

**ALSO KNOWN AS:**

LOTS 19 AND 20 IN ASSESSOR'S DIVISION OF BLOCK 118 OF SCHOOL SECTION ADDITION TO CHICAGO OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS.