

# UNOFFICIAL COPY



Doc#: 1336419053 Fee: \$46.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 12/30/2013 12:21 PM Pg: 1 of 5

Prepared by and after recording  
return to:

Much Shelist  
191 N. Wacker Drive  
Suite 1800  
Chicago, Illinois 60606  
Attn: Arnold Weinberg, Esq.

88880250000

## MEMORANDUM OF LEASE

This Memorandum of Lease is made as of this 17<sup>th</sup> day of December, 2013, by and between NRG Touhy McCormick, LLC, an Illinois limited liability company ("Landlord") and Roundy's Supermarkets, Inc., a Wisconsin corporation ("Tenant").

Pursuant to a lease dated May 8, 2013, as amended on December 17, 2013 (collectively the "Lease") and incorporated herein by this reference, Landlord has leased to Tenant, commencing on the date set forth in Section 1(b) of said Lease ("Commencement Date") and ending on December 31<sup>st</sup> of the 20<sup>th</sup> full calendar year following the Commencement Date, the Leased Premises comprising a portion of the Shopping Center located in the City of Skokie, County of Cook, State of Illinois. The Leased Premises is legally described on Exhibit A attached hereto and made a part hereof. The location of the Leased Premises in the Shopping Center is shown on the Site Plan Exhibit B attached hereto and made a part hereof. Landlord has also granted to Tenant the option to extend the term of the Lease for four (4) consecutive terms of five (5) years each upon the expiration of the initial term hereof.

Pursuant to Section 4(a) of the Lease, Tenant may use the Leased Premises as a retail grocery supermarket with a liquor department having as its principal purpose the sale of food and related items, including, but not limited to, groceries, meats, produce, frozen foods, dairy products, fruit, liquor, beer, wine, soda, tobacco products, bakery goods, delicatessen items, pharmaceutical items, flowers and floral products, prepared foods, snack bar, and general merchandise now or hereafter offered for sale in competing retail grocery supermarkets, and/or for any other lawful purpose. Tenant also has the right to install or cause to be installed an automated teller machine in the Leased Premises.

It is understood that the purpose of this instrument is to create of record a leasehold estate in the Leased Premises, the terms and conditions of which, other than as the same are set forth herein, are contained in the Lease referred to above, which said Lease and any and all amendments thereto are, by this reference, made a part hereof the same as if fully rewritten herein.

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This Memorandum of Lease may be executed in counterparts, all of which evidence only one agreement and only one of which need be produced for any purpose, which, when assembled and taken together, is to be regarded as a single agreement.

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

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK]

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IN WITNESS WHEREOF, this Memorandum of Lease has been executed as of the day and year first above written.

LANDLORD

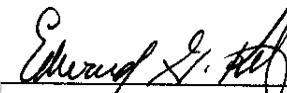
NRG Touhy McCormick, LLC, an Illinois limited liability company

By: Centrum Skokie Manager, LLC, an Illinois limited liability company

By:   
Its: Manager

TENANT

ROUNDY'S SUPERMARKETS, INC., a Wisconsin corporation

By:   
Its: Group VP - legal, Risk + Treasury

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STATE OF ILLINOIS )  
 ) ss.  
COUNTY OF COOK )

Personally came before me this 20<sup>th</sup> day of December, 2013, the above-named manager to me known to be a manager of Centrum Skokie Manager, LLC, the manager of NRG Touhy McCormick, LLC and who executed the foregoing instrument and acknowledged the same as the deed of said Company.

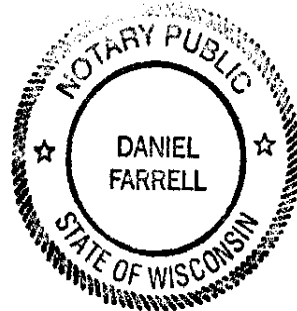
Amy L Horan  
Amy L Horan  
Notary Public, State of Illinois  
My Commission: 10/04/15



STATE OF WISCONSIN )  
 ) ss.  
COUNTY OF MILWAUKEE )

Personally came before me this 18 day of December, 2013, the above-named Edward G. Kitz to me known to be the Group V.P. of ROUNDY'S SUPERMARKETS, INC. and to me known to be the officer of said Corporation who executed the foregoing instrument and acknowledged the same as the deed of said Corporation.

Daniel Farrell  
Daniel Farrell  
Notary Public, State of Wisconsin  
My Commission: 1-10-2016



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## EXHIBIT A

### LEGAL DESCRIPTION OF LEASED PREMISES

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE SOUTH LINE OF SAID SECTION 26, WHICH IS 660 FEET WEST OF THE SOUTHEAST CORNER OF SAID SECTION; THENCE SOUTH 89 DEGREES 04 MINUTES 18 SECONDS WEST, ALONG SAID SECTION LINE, 856.49 FEET (RECORD DISTANCE OF 856.85 FEET) TO THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 1 IN H & M REALTY SUBDIVISION RECORDED JUNE 25, 1999 AS DOCUMENT NUMBER 99616231, ALSO BEING A POINT WHICH IS 460.02 FEET (RECORD DISTANCE OF 460.02 FEET) EAST OF THE WEST LINE OF THE SOUTH HALF OF THE EAST HALF OF THE WEST HALF OF SOUTHEAST QUARTER OF SAID SECTION 26 (MEASURED ALONG SAID SECTION LINE); THENCE NORTH 00 DEGREES 37 MINUTES 39 SECONDS EAST, ALONG SAID SOUTHERLY EXTENSION AND EAST LINE, 55.00 FEET TO A LINE 55.00 FEET NORTH OF AND PARALLEL WITH THE CENTERLINE OF TOUHY AVENUE AS SHOWN ON DOCUMENT NUMBER 89300294 AND THE POINT OF BEGINNING,

THENCE NORTH 00 DEGREES 37 MINUTES 39 SECONDS EAST, ALONG SAID EAST LINE, 445.38 FEET TO A CORNER; THENCE NORTH 39 DEGREES 05 MINUTES 36 SECONDS EAST, ALONG SOUTH LINE OF SAID LOT 1 IN H & M REALTY SUBDIVISION, 648.16 FEET; THENCE SOUTH 00 DEGREES 55 MINUTES 42 SECONDS EAST, 217.00 FEET; THENCE SOUTH 27 DEGREES 47 MINUTES 33 SECONDS WEST, 67.24 FEET; THENCE SOUTH 89 DEGREES 04 MINUTES 18 SECONDS WEST, 197.00 FEET; THENCE SOUTH 00 DEGREES 55 MINUTES 42 SECONDS EAST, 170.86 FEET; THENCE NORTH 87 DEGREES 29 MINUTES 39 SECONDS WEST, 30.99 FEET TO A LINE 55.00 FEET NORTH OF AND PARALLEL WITH SAID CENTERLINE OF TOUHY AVENUE; THENCE SOUTH 89 DEGREES 04 MINUTES 18 SECONDS WEST, ALONG SAID PARALLEL LINE, 211.78 FEET; THENCE NORTH 30 DEGREES 55 MINUTES 42 SECONDS WEST, 28.87 FEET TO A LINE 80.00 FEET NORTH OF AND PARALLEL WITH SAID CENTERLINE OF TOUHY AVENUE; THENCE SOUTH 89 DEGREES 04 MINUTES 18 SECONDS WEST, ALONG SAID PARALLEL LINE, 73.13 FEET; THENCE SOUTH 29 DEGREES 04 MINUTES 18 SECONDS WEST, 28.87 FEET TO A LINE 55.00 FEET NORTH OF AND PARALLEL WITH SAID CENTERLINE OF TOUHY AVENUE; THENCE SOUTH 89 DEGREES 04 MINUTES 18 SECONDS WEST, ALONG SAID PARALLEL LINE, 86.22 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

TO BE KNOWN AS:

LOT 1 IN SKOKIE COMMONS SUBDIVISION, BEING A SUBDIVISION OF THAT PART OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS.

CONTAINING 249,313 SQUARE FEET, (5.723 ACRES) MORE OR LESS.

Part of PIN: 10-26-403-002-0000

Part of 3300 – 3408 Touhy Avenue and 7200 – 7248 McCormick Boulevard, Skokie, IL

60076