

Recorded at the Request of and
after Recording Return to:

Polsinelli PC
Attn: John F. Young
161 N. Clark Street, Suite 4200
Chicago, IL 60601

Site Address: 9 W. Erie Street, Chicago, Illinois 60611

Assessor's Tax Parcel IDs: 17-09-227-007-0000, 17-09-227-008-0000,
17-09-227-017-0000, 17-09-227-018-0000, and 17-09-227-019-0000

Legal Description Attached as Exhibit A

MEMORANDUM OF LEASE

This MEMORANDUM OF LEASE (this "**Memorandum**") is made as of November 26, 2014, by and between 9 West Erie Holdings, LLC, a Delaware limited liability company ("**Landlord**"), and TFK 9 West Erie LLC, an Arizona limited liability company ("**Tenant**"), as a memorandum of an unrecorded Lease dated August 14, 2014 (the "**Lease**"), between Landlord and Tenant concerning a portion of the real property commonly known as: 9 W. Erie Street, Chicago, Illinois 60611, and legally described on Exhibit A attached hereto (the "**Property**"), consisting of approximately 7,500 square feet, which is shown on the LOD attached as Exhibit B (the "**Premises**"). Capitalized terms not defined herein are defined in the Lease.

1. Lease: Landlord leases to Tenant and Tenant leases from Landlord all of Landlord's right, title and interest in the Premises upon the terms, covenants and conditions set forth in the Lease, which provisions are incorporated into this Memorandum by reference.

2. Term: The Original Term of the Lease shall be the period of time commencing on the Rent Commencement Date and expiring on the one hundred twentieth (120th) fully calendar month after the month in which the Rent Commencement Date occurs.

3. Renewal Term: Tenant has the right to extend the Term for one (1) additional (or 10 year period) as set forth in the Lease.

4. Interpretation: This Memorandum is not a complete summary of the Lease. Provisions in this Memorandum shall not be used in interpreting the Lease provisions. In the event of conflict between the Memorandum and the unrecorded Lease, the unrecorded Lease shall control.

SIGNATURES AND ACKNOWLEDGEMENTS ON FOLLOWING PAGE

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TENANT:

TFK 9 WEST ERIE LLC,
an Arizona limited liability company

By: FRC True Balance Management LLC,
an Arizona limited liability company

By: BM
Title: CEO

STATE OF Arizona)
COUNTY OF Maricopa) ss.

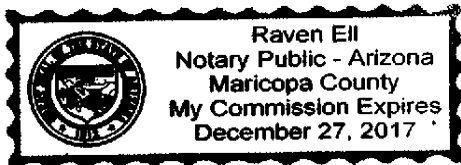
I certify that I know or have satisfactory evidence that Brian Stoll is the person who appeared before me, and he/she acknowledged that he/she signed this instrument, on oath stated that he/she were authorized to execute the instrument and acknowledged it as the CEO of FRC True Balance Management LLC, an Arizona limited liability company, which is the manager of TFK 9 West Erie LLC, an Arizona limited liability company, to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

DATED: 12/3/14

[Signature]
(Signature of Notary Public)

Raven Ell
(Printed Name of Notary Public)

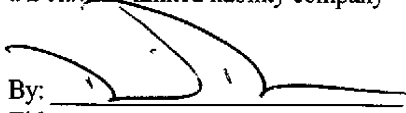
My Appointment expires 12/27/17



UNOFFICIAL COPY

LANDLORD:

9 WEST ERIE HOLDINGS LLC,
a Delaware limited liability company

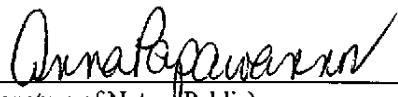
By: 
Title: Managing Member

STATE OF New York)
) ss.
COUNTY OF New York)

I certify that I know or have satisfactory evidence that DAVID DUSHEY is the person who appeared before me, and he/she acknowledged that he/she signed this instrument, on oath stated that he/she were authorized to execute the instrument and acknowledged it as the Managing Member of 9 West Erie Holdings LLC, a Delaware limited liability company, to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

DATED: 12/10/2014

ANNA PAPAIOANNOU
Notary Public, State of New York
No. 01PA6047865
Qualified in Queens County
Commission Expires Sept. 11, 2018



(Signature of Notary Public)

(Printed Name of Notary Public)

My Appointment expires _____

QUEENS COUNTY CLERK'S OFFICE

UNOFFICIAL COPY

EXHIBIT A

TO MEMORANDUM OF LEASE

LEGAL DESCRIPTION OF THE PROPERTY

PARCEL 1: A PART OF LOTS 1 AND 2 OF ASSESSORS DIVISION OF LOT 16 IN BLOCK 24 IN WOLCOTT'S ADDITION TO CHICAGO AND THE NORTH 1/2 OF BLOCK 37 IN KINZIE'S ADDITION TO CHICAGO DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTH LINE OF SAID LOT 1, 20 FEET 2 INCHES WEST OF THE NORTH EAST CORNER OF SAID LOT 1; RUNNING THENCE SOUTH ON A LINE PARALLEL WITH THE EAST LINE OF SAID LOTS 1 AND 2, 51 FEET TO THE SOUTH LINE OF SAID LOT 2; THENCE WEST ON THE SOUTH LINE OF SAID LOT 2, 19 FEET AND 4 INCHES; THENCE NORTH ON LINE PARALLEL WITH THE EAST LINE OF SAID LOTS 1 AND 2, 51 FEET TO THE NORTH LINE OF SAID LOT 1; THENCE EAST 19 FEET 4 INCHES TO THE PLACE OF BEGINNING IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: A TRACT OF LAND DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTH LINE OF LOT 1 OF ASSESSORS DIVISION OF LOT 16 IN BLOCK 24 OF WOLCOTT'S ADDITION TO CHICAGO AND THE NORTH 1/2 OF BLOCK 37 OF KINZIE'S ADDITION TO CHICAGO, 39 FEET 6 INCHES WEST OF THE NORTH EAST CORNER OF SAID LOT 1; THENCE RUNNING SOUTH ON A LINE PARALLEL WITH THE EAST LINE OF SAID LOT 1 AND LOT 2 IN SAID ASSESSOR'S DIVISION, 51 FEET TO THE SOUTH LINE OF THE SAID LOT 2; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 2, 19 FEET 4 INCHES; THENCE NORTH ON A LINE PARALLEL WITH THE EAST LINE OF SAID LOTS 1 AND 2, 51 FEET TO THE NORTH LINE OF SAID LOT 1; THENCE EAST 19 FEET 4 INCHES TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 3: THE WEST 20.66 FEET OF LOTS 1 AND 2 IN ASSESSOR'S DIVISION OF LOT 16 IN BLOCK 24 IN WOLCOTT'S ADDITION TO CHICAGO WITH THE NORTH 1/2 OF BLOCK 37 IN KINZIE'S ADDITION TO CHICAGO, IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 4: LOT 14 IN BLOCK 24 IN WOLCOTT'S ADDITION TO CHICAGO IN THE EAST 1/2 OF THE NORTH EAST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 5: LOT 15 IN BLOCK 24 IN WOLCOTT'S ADDITION TO CHICAGO IN THE EAST 1/2 OF THE NORTH EAST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 9 W. Erie Street, Chicago, IL 60611

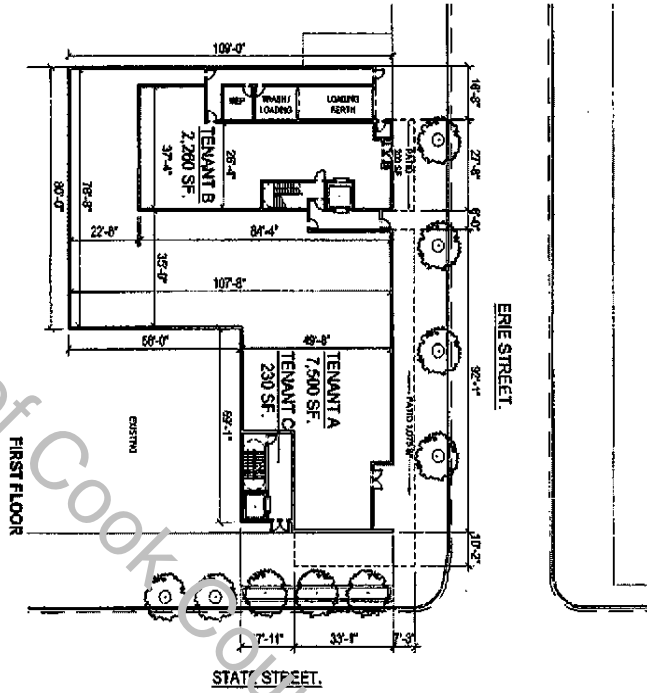
PINS:	17-09-227-007-0000	17-09-227-018-0000
	17-09-227-008-0000	17-09-227-019-0000
	17-09-227-017-0000	

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EXHIBIT B

TO MEMORANDUM OF LEASE

LOD OF PREMISES



AREA SUMMARY: (TOTAL SITE 9,354 11,900 SF)	
FIRST FLOOR:	Tenant A: 7,500 RSF
	Tenant B: 2,290 RSF
	Tenant C: 230 RSF
SECOND FLOOR:	Tenant C: 4,500 RSF
	Roof Deck: 4,100 RSF
TOTAL RETAIL (2nd F):	8,490 RSF

Floor Plans
TWO STORY OPTION

