

Record and Return To:

P. Michael Margoli, Esq.,
c/o Butler, Norris & Child
254 Prospect Avenue
Hartford, CT 06106

MEMORANDUM OF LEASE

THIS MEMORANDUM OF LEASE ("Memorandum") is made this 19th day of May, 2015, by and between 120 ORCHARD LLC, a Delaware limited liability company ("120"), 427 ORCHARD LLC, a Delaware limited liability company ("427") and FT ORCHARD LLC, a Delaware limited liability company ("FT"; 120, 427 and FT being collectively referred to as "Landlord") and BOB'S DISCOUNT FURNITURE, LLC, a Massachusetts limited liability company, having an address at 428 Tolland Turnpike, Manchester, Connecticut 06042 ("Tenant.")

WITNESSETH:

1. Demised Premises and Shopping Center. Landlord has leased to Tenant and Tenant has leased from Landlord, pursuant to certain Lease ("Lease"), dated May 19, 2015, that certain building of approximately thirty-two thousand seven hundred and one (32,701) square feet of ground floor space located in the Building, as defined in Article 27, with a street address of Golf Road, Skokie, Illinois 60077, which premises are shown cross-hatched on Exhibit "A-1" annexed hereto and made a part hereof. The Demised Premises are located in the shopping center known as Orchard Place in Skokie, Illinois, as such shopping center is depicted on Exhibit "A-1", which shopping center is located on the land more particularly described in Exhibit "A-3" annexed hereto and made a part hereof.

2. Term. The "Initial Term" of the Lease is that period commencing on the Commencement Date (as defined in the Lease) and ending at the very end of the day on the last day of the month following the tenth (10th) anniversary of the Rent Commencement Date (as defined in the Lease).

3. Options for Renewal. Tenant, at Tenant's option, may extend the Initial Term of the Lease for three (3) successive options of five (5) years on each.

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4. Inquiries. Inquiries concerning the precise terms of the Lease may be made to:

“Landlord’s Notice Address”:

120 Orchard LLC, FT Orchard LLC and 427 Orchard LLC
c/o Marc Realty
55 E. Jackson, Suite 500
Chicago, Illinois 60604
Fax: 312.884.5370

“Tenant’s Notice Address:”

Bob’s Discount Furniture, LLC
c/o John Sullivan, Chief Financial Officer
428 Tolland Turnpike
Manchester, CT 06042

Bob’s Discount Furniture, LLC
c/o Christopher Day, Senior Vice President Real Estate
428 Tolland Turnpike
Manchester, CT 06042

With copies to:

Bob’s Discount Furniture, LLC
Lease Administration Dept.
70 Jewitt City Road
Taffville, CT 06380

P. Michael Margolis, Esq.
c/o Butler, Norris & Gold
254 Prospect Avenue
Hartford, CT 06106

4. Pylon Sign. The rights granted to Tenant under the Lease included the right to place signage on the pylon sign servicing the Shopping Center.

5. Lease Controls. This Memorandum is for informational purposes only and nothing contained herein shall be deemed to in any way modify or otherwise affect any of the terms and conditions of the Lease, the terms of which are incorporated herein by reference. Any capitalized terms not otherwise defined herein shall have the meaning ascribed to them in the Lease. In the event of any inconsistency between the terms of the Lease and this instrument, the terms of the Lease shall prevail.

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6 . Successors and Assigns. The rights and obligations set forth herein shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, personal representatives, successors and assigns.

SIGNATURE PAGE TO MEMORANDUM OF LEASE FOLLOWS

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

LANDLORD:

120 ORCHARD LLC

By: [Signature]
Name: Lawrence Weiner
Title: Manager

427 ORCHARD LLC

By: [Signature]
Name: Lawrence Weiner
Title: Manager

FT ORCHARD LLC

By: [Signature]
Name: Lawrence Weiner
Title: Manager

TENANT:

BOB'S DISCOUNT FURNITURE, LLC
A Massachusetts limited liability company

By: [Signature]
Name: John Sullivan
Title: CFO and EVP

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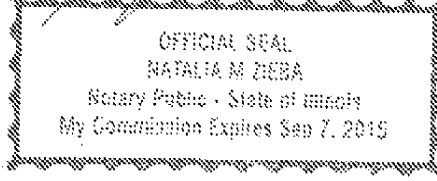
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ACKNOWLEDGEMENT TO MEMORANDUM OF LEASE

STATE OF IL.)
) ss.:
COUNTY OF COOK.)

Before me, the undersigned Notary Public in and for said State and County, on this 26 day of ~~March~~ 2015, personally appeared LAWRENCE NEDEK to me known to be the MANAGER of 120 ORCHARD LLC, and known to be the identical person who signed and severally acknowledged that he/she signed the foregoing instrument as such officer of said limited liability company for and in behalf of said limited liability company, and that he/she executed the same as his/her free and voluntary act and deed and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein mentioned.

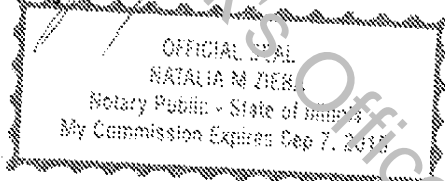
Natalia M Zieba
Notary Public



STATE OF IL.)
) ss.:
COUNTY OF COOK)

Before me, the undersigned Notary Public in and for said State and County, on this 26 day of ~~March~~ 2015, personally appeared LAWRENCE NEDEK to me known to be the MANAGER of 427 ORCHARD LLC, and known to be the identical person who signed and severally acknowledged that he/she signed the foregoing instrument as such officer of said limited liability company for and in behalf of said limited liability company, and that he/she executed the same as his/her free and voluntary act and deed and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein mentioned.

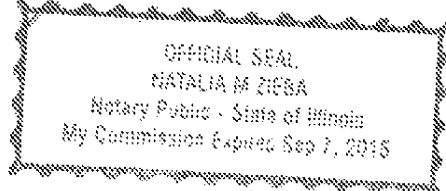
Natalia M Zieba
Notary Public



STATE OF IL.)
) ss.:
COUNTY OF COOK)

Before me, the undersigned Notary Public in and for said State and County, on this 26 day of ~~March~~ 2015, personally appeared LAWRENCE NEDEK to me known to be the MANAGER of FT ORCHARD LLC, and known to be the identical person who signed and severally acknowledged that he/she signed the foregoing instrument as such officer of said limited liability company for and in behalf of said limited liability company, and that he/she executed the same as his/her free and voluntary act and deed and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein mentioned.

Natalia M Zieba
Notary Public



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STATE OF CONNECTICUT)

) ss.: Manchester

COUNTY OF HARTFORD)

Before me, the undersigned Notary Public in and for said State and County, on this 14th day of July, 2015, personally appeared John Sullivan to me known to be the Chief Financial Officer and Executive Vice President of BOB'S DISCOUNT FURNITURE, LLC, and known to be the identical person who signed and severally acknowledged that he signed the foregoing instrument as such officer of said limited liability company for and in behalf of said limited liability company, and that he executed the same as his free and voluntary act and deed and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein mentioned.



Notary Public

AMY E. RUCKER
NOTARY PUBLIC
MY COMMISSION EXPIRES AUG. 31, 2016

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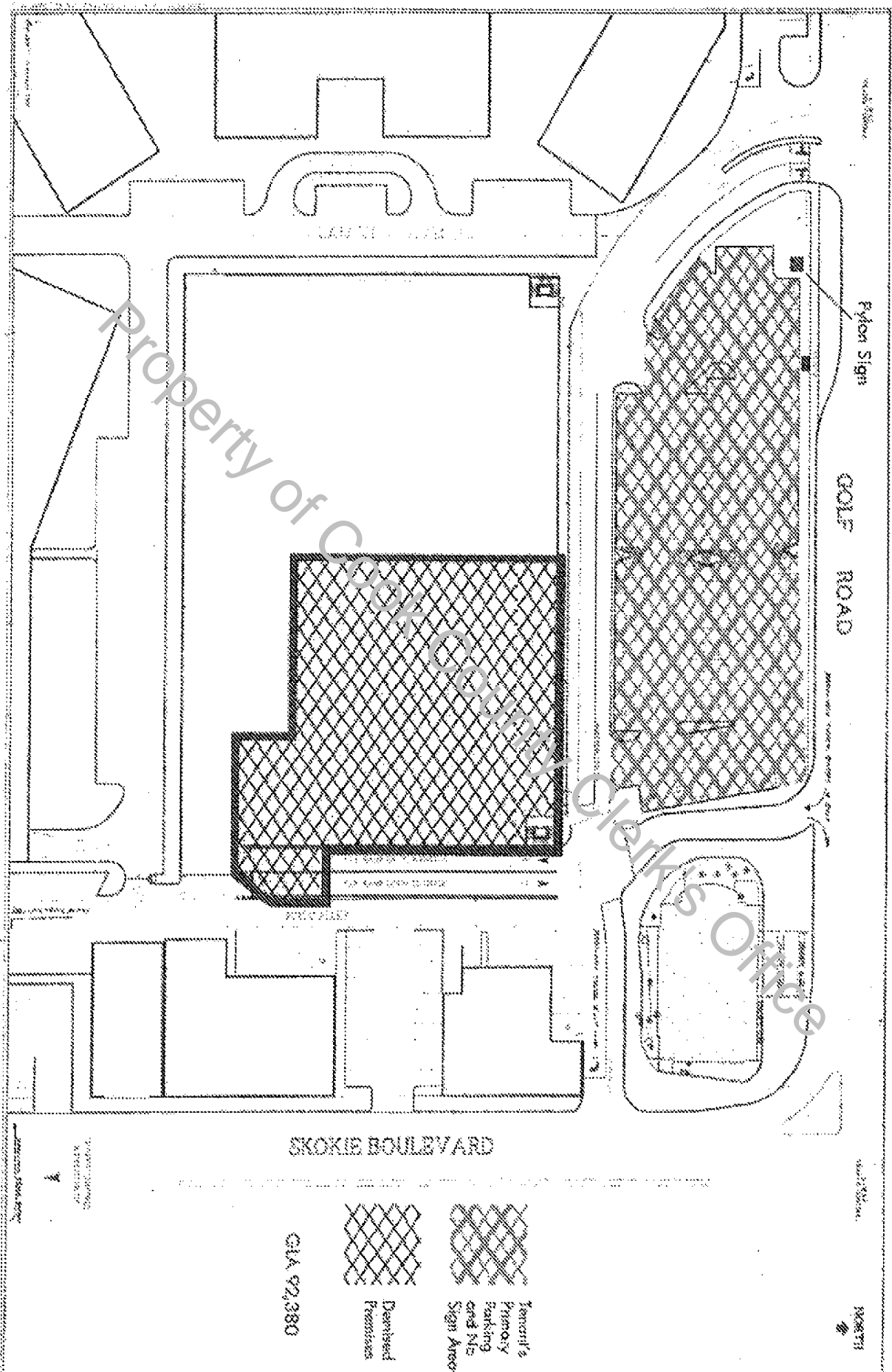
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EXHIBIT "A-1"

Site Plan of Shopping Center with Demised Premises Cross-Hatched and Protected Parking Area

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GIA 92,380



Demised Premises



Tenant's Primary Parking and No Sign Area

UNOFFICIAL COPY**EXHIBIT "A-3"**Legal Description of Shopping Center

PARCEL 1:

LOTS 1 AND 2 IN ORCHARD PLACE RESUBDIVISION, BEING A RESUBDIVISION IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, EXCEPTING THEREFROM THAT PART CONVEYED TO THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION BY WARRANTY DEED RECORDED NOVEMBER 6, 2009 RECORDED AS DOCUMENT NUMBER 093104603 3 DESCRIBED AS FOLLOWS:

THAT PART OF LOT 2 IN ORCHARD PLACE RE-SUBDIVISION, BEING A SUBDIVISION IN THE NORTHEAST QUARTER, SECTION 16, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 21, 1995 AS DOCUMENT NO. 95808782, IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 2 AFORESAID; THENCE ON AN ASSUMED BEARING OF THENCE NORTH 89 DEGREES 41 MINUTES 32 SECONDS WEST ALONG THE SOUTH LINE OF LOT 2 AFORESAID, 2.15 FEET TO A LINE 2.15 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF LOT 2 AFORESAID; THENCE NORTH 00 DEGREES 20 MINUTES 53 SECONDS EAST ALONG SAID PARALLEL LINE, 73.07 FEET TO THE EASTERLY LINE OF LOT 2 AFORESAID; THE NEXT TWO (2) COURSES WILL FOLLOW EASTERLY AND EAST LINES OF LOT 2 AFORESAID; THENCE SOUTH 06 DEGREES 41 MINUTES 27 SECONDS EAST, 17.54 FEET; THENCE SOUTH 00 DEGREES 20 MINUTES 53 SECONDS WEST, 55.66 FEET TO THE POINT OF BEGINNING;

ALSO EXCEPTING:

THAT PART OF LOT 2 IN ORCHARD PLACE RE-SUBDIVISION, BEING A SUBDIVISION IN THE NORTHEAST QUARTER, SECTION 16, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 21, 1995 AS DOCUMENT NO. 95808782, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 2 AFORESAID; THENCE ON AN ASSUMED BEARING OF THENCE NORTH 89 DEGREES 41 MINUTES 32 SECONDS WEST ALONG THE SOUTH LINE OF LOT 2 AFORESAID, 2.15 FEET TO A LINE 2.15 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF LOT 2 AFORESAID; THENCE NORTH 00 DEGREES 20 MINUTES 53 SECONDS EAST ALONG SAID PARALLEL LINE, 73.07 FEET TO THE EASTERLY LINE OF LOT 2 AFORESAID AND FOR A POINT OF BEGINNING; THENCE NORTH 15 DEGREES 30 MINUTES 36 SECONDS WEST, 16.45 FEET; THENCE NORTH 43 DEGREES 44 MINUTES 19 SECONDS WEST, 44.56 FEET TO THE NORTH LINE OF LOT 2 AFORESAID; THE NEXT THREE (3) COURSES WILL FOLLOW NORTH, NORTHEASTERLY AND EASTERLY LINES OF LOT 2 AFORESAID; THENCE SOUTH 82 DEGREES 39 MINUTES 38 SECONDS EAST, 2.99 FEET; THENCE EAST, 45.03 FEET ALONG

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A NON-TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 42.00 FEET, THE CHORD OF SAID CURVE BEARS SOUTH 44 DEGREES 47 MINUTES 18 SECONDS EAST, 42.90 FEET; THENCE SOUTH 06 DEGREES 41 MINUTES 27 SECONDS EAST, 17.34 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

EASEMENT FOR INGRESS, EGRESS AND PARKING OVER ALL COMMON AREAS AS SET FORTH IN THE DECLARATION OF COVENANTS RESTRICTIONS AND EASEMENTS RECORDED AS DOCUMENT NUMBER 96718369.

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