

UNOFFICIAL COPY



Doc#: 1525719076 Fee: \$50.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/14/2015 11:39 AM Pg: 1 of 7

Record and Return To:

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

MEMORANDUM OF LEASE

THIS MEMORANDUM OF LEASE ("Memorandum") is made this 22nd day of July, 2015, by and between WRD CALUMET CITY, LLC, a Delaware limited liability company with an address of 322 Reservoir Street, Needham, Massachusetts 02494 ("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 July 7, 2015, that certain building of approximately twenty six thousand (26,000) square feet of ground floor space located in the Building, as defined in Section 1.1 (a), with a street address of 1370 Torrence Avenue, Calumet City, Illinois, which building and 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 depicted on Exhibit "A-1", which shopping center is located on the land more particularly described in Exhibit "A-2" 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 four (4) successive options of five (5) years on each.

Execution

Bm

UNOFFICIAL COPY

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

“Landlord’s Notice Address”:

WRD Calumet City, LLC
c/o Jlevy@Waterstoneretail.com
322 Reservior Street
Needham, MA 02494

“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
Taftville, 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.

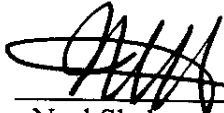
6. Successors and Assigns. The rights and obligations set forth herein shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, personal representatives, successors and assigns.

UNOFFICIAL COPY

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

LANDLORD:

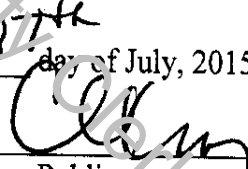
WRD Calumet City LLC, a Delaware limited liability company

By: 
Neal Shalom, one of its Managers

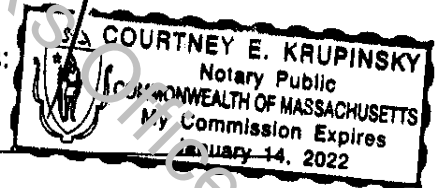
COMMONWEALTH OF MASSACHUSETTS)
COUNTY OF Norfolk) SS.
)

The undersigned, a Notary Public in and for the said County, in the Commonwealth of Massachusetts aforesaid, **DOES HEREBY CERTIFY** that Neal Shalom, one of the Managers of WRD Calumet City LLC, a Delaware limited liability company, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Manager, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said Company, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 27th day of July, 2015.


Notary Public

My Commission Expires:



[Signatures Continue on Following Page]

UNOFFICIAL COPY

[Signatures Continued from Preceding Page]

TENANT:

Bob's Discount Furniture, LLC

By: *John Sullivan*

Name: John Sullivan

Title: CFO & EVP

STATE OF CONNECTICUT)

) SS. Manchester

COUNTY OF HARTFORD)

The undersigned, a Notary Public in and for the said County, in the State aforesaid, **DOES HEREBY CERTIFY** that John Sullivan, the CFO and EVP of Bob's Discount Furniture, LLC, a Massachusetts limited liability company, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such CFO and EVP, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 22nd day of July, 2015.

Ronnell Rauert
Notary Public

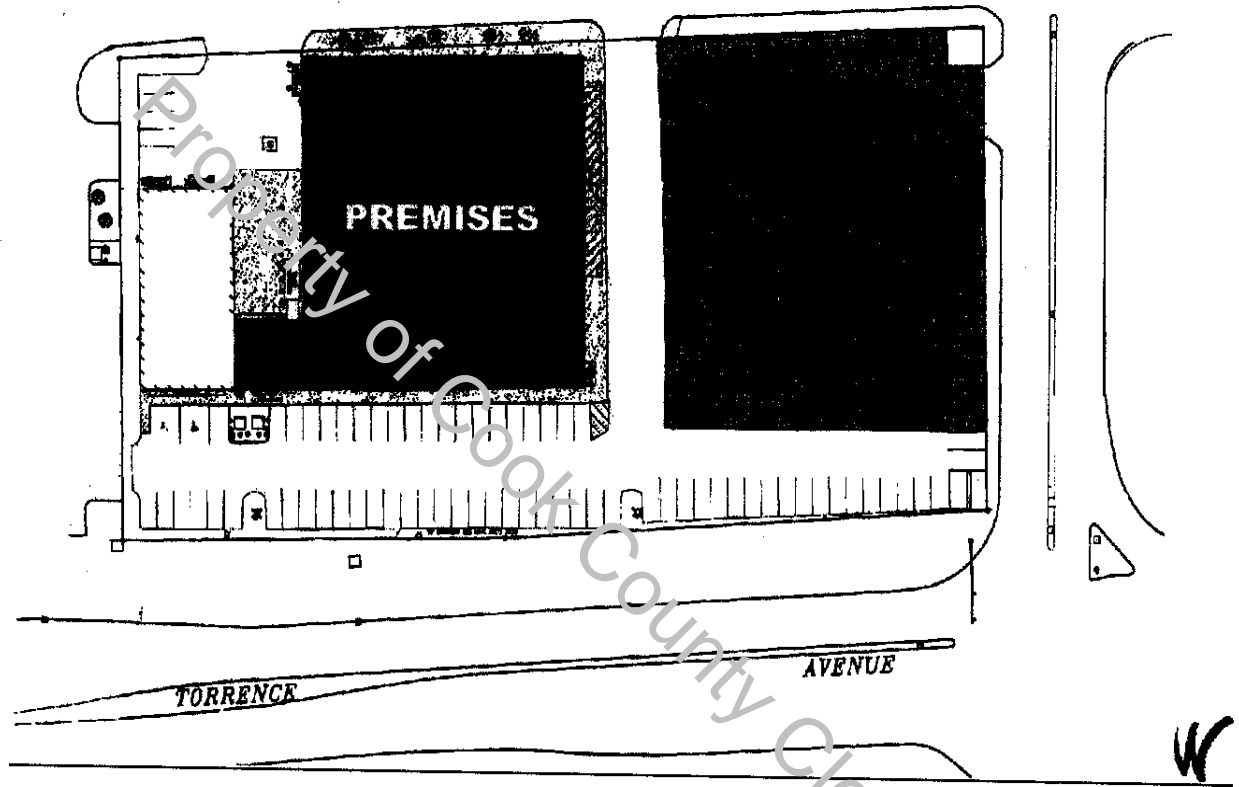
My Commission Expires:

RONNELL RAUERT
NOTARY PUBLIC
MY COMMISSION EXPIRES MAY 31, 2017

UNOFFICIAL COPY

EXHIBIT "A-1"

Site Plan of Shopping Center with Demised Premises Cross-Hatched
And Primary Parking Area



UNOFFICIAL COPY

EXHIBIT "A-2"

LEGAL DESCRIPTION OF PREMISES

PARCEL 1:

LOT 1 IN RIVER OAKS WEST UNIT 2, BEING A SUBDIVISION OF THAT PART OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTHEAST OF THE PITTSBURGH, CINCINNATI, CHICAGO AND ST. LOUIS RAILROAD, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 6, 1971 AS DOCUMENT NUMBER 21733939, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

AN EXCLUSIVE, PERPETUAL EASEMENT 40 FEET IN WIDTH FOR THE BENEFIT OF PARCEL 1 AS CREATED BY ROAD EASEMENT AGREEMENT DATED DECEMBER 15, 1971 AND RECORDED DECEMBER 23, 1971 AS DOCUMENT NUMBER 21757726 OVER AND ACROSS A STRIP OF LAND 10 FEET IN WIDTH LYING PARALLEL TO AND NORTH OF AND ADJOINING THE NORTH LINE OF THE LAND, FALLING IN LOT 2 IN RIVER OAKS WEST UNIT 2, AFORESAID, WHICH STRIP IS DESIGNATED WITH THE WORDS "AREA BETWEEN ROADWAY AREA AND PROPERTY" ON EXHIBIT A TO THE AFOREMENTIONED INSTRUMENT FOR THE PURPOSE OF INGRESS AND EGRESS TO LOT 1 AND PARCEL 5 DESCRIBED BELOW.

PARCEL 3:

A NON-EXCLUSIVE, PERPETUAL EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY ROAD EASEMENT AGREEMENT DATED DECEMBER 15, 1971 AND RECORDED DECEMBER 23, 1971 AS DOCUMENT NUMBER 21757726 OVER AND ACROSS A STRIP OF LAND 40 FEET IN WIDTH LYING NORTH OF AND ADJOINING THE NORTH LINE OF PARCEL 4, AFORESAID, WHICH STRIP IS DESIGNATED WITH THE WORDS "ROADWAY AREA" ON EXHIBIT A TO THE AFORESAID INSTRUMENT, FOR THE PURPOSES OF INGRESS AND EGRESS TO AND FROM TORRENCE AVENUE AND THE EASEMENT AREA DESCRIBED IN PARCEL 4.

PARCEL 4:

A NON-EXCLUSIVE, PERPETUAL EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY EASEMENT AGREEMENT DATED DECEMBER 15, 1971 AND RECORDED DECEMBER 23, 1971 AS DOCUMENT NUMBER 21757725 OVER, UNDER AND THROUGH A STRIP OF LAND 20 FEET IN WIDTH, DESIGNATED WITH THE WORDS "STORM SEWER EASEMENT" ON EXHIBIT A TO THE AFOREMENTIONED INSTRUMENT FOR THE PURPOSE OF LAYING, INSTALLING, CONSTRUCTING, OPERATING, USING, REPAIRING MAINTAINING, REPLACING, RENEWING

UNOFFICIAL COPY

AND REMOVING UNDERGROUND STORM SEWER FACILITIES.

PARCEL NUMBER:

29-24-200-010-0000

PROPERTY ADDRESS:

1370-74 Torrence Avenue
Calumet City, Illinois 60409

Property of Cook County Clerk's Office