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After recording return to:

C. H. ROBINSON WORLDWIDE, INC.
14800 Charlson Road, Suite 1900
Eden Prairie, MN 55347
Attention: Brian Hennen



Doc#: 1527444061 Fee: \$50.00
RHSP Fee: \$9.00 RFRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/01/2015 03:51 PM Pg: 1 of 7

Above re

MEMORANDUM OF LEASE AGREEMENT

This Memorandum of Lease Agreement (this "**Memorandum**") is made this 29th day of September, 2015, between 1511 W. WEBSTER, LLC, a Delaware limited liability company ("**Landlord**") and C. H. ROBINSON WORLDWIDE, INC., a Delaware corporation ("**Tenant**").

WITNESSETH:

Landlord and Tenant have entered into a Lease Agreement (the "**Lease**") dated as of September 29, 2015, whereby the Landlord has agreed to lease to Tenant all of the rentable area in an office building to be constructed (the "**Building**") on a portion to be hereafter described (the "**Phase I Land**") of a site located in Chicago, Illinois, the legal description of which is set forth on Exhibit A attached hereto (the "**Site**") and has agreed to lease to Tenant all of the parking spaces in a surface parking lot to be constructed on the remainder of the Site (the "**Phase II Land**"). The Lease contains provisions and rights appurtenant to the Phase I Land and the Phase II Land, some of which are as follows:

1. Term of Lease. The Lease is for an initial term of fifteen (15) years, commencing on or about September 1, 2018, subject to adjustment pursuant to the Lease, upon the terms, provisions, covenants and conditions set forth in the Lease. As of the date hereof, Tenant has agreed to lease approximately 207,000 square feet of rentable area as determined in accordance with the Lease consisting of the entire rentable area of the Building. Under the terms of the Lease, Landlord has also granted to Tenant certain options to extend the term of the Lease for two (2) consecutive five (5) year periods.

2. Purchase Rights as to Phase I Land and Building. The Landlord has granted to Tenant a one-time right to purchase the Phase I Land and the Building along with a right of first offer and right of first refusal if the original Landlord or any successor landlord which is an Affiliate of the original Landlord elects at any time to sell the Phase I Land and the Building to any party which is not an Affiliate of the original Landlord.

3. Right of First Offer on Initial Sale of Phase II Land to Unaffiliated Party. In the Lease the Landlord has also granted to Tenant a one-time right of first offer if the Landlord shall elect to sell the Phase II Land to any party which is not an Affiliate of the Landlord.

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4. Incorporation of Lease. All terms and conditions of the Lease are hereby incorporated herein by reference as if fully set forth herein.

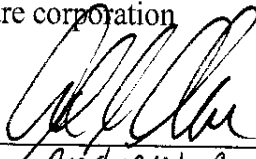
5. Conflicts with Lease. This Memorandum is solely for notice and recording purposes and shall not be construed to alter, modify, expand, diminish or supplement the provisions of the Lease. In the event of any inconsistency between the provisions of this Memorandum and the provisions of the Lease, the provisions of the Lease shall govern. Each of the obligations and rights granted or created herein shall run with the land and shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns.

[Signatures on following page]

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

C. H. ROBINSON WORLDWIDE, INC., a
Delaware corporation

By: 
Name: Andrew C. Clarke
Title: Chief Financial Officer

1511 W. WEBSTER, LLC, a Delaware limited
liability company

By: _____
Name: _____
Title: _____

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

C. H. ROBINSON WORLDWIDE, INC., a
Delaware corporation

By: _____
Name: _____
Title: _____

1511 W. WEBSTER, LLC, a Delaware limited
liability company

By: _____
Name: Andrew Gloor
Title: Authorized Signatory

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ACKNOWLEDGEMENT FOR TENANT

STATE OF Minnesota)
)
 COUNTY OF Hennepin) SS.

On the 28 day of September, 2015, before me, a notary public, the undersigned officer, personally appeared Andrew C. Clarke, who acknowledged himself/herself to be the Chief Financial Officer of C. H. Robinson Worldwide, Inc., a Delaware corporation, and that he/she as such CEO, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing on behalf of such corporation by himself/herself as such CEO and desired that such instrument be recorded as such.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year aforesaid.



[Signature]
 Notary Public
 My Commission Expires: 1/31/2020

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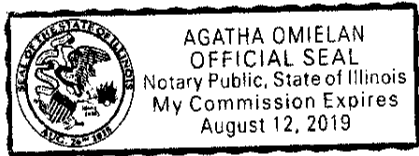
ACKNOWLEDGEMENT FOR LANDLORD

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

On the 24 day of September, 2015, before me, a notary public, the undersigned officer, personally appeared Andrew Gloor, who acknowledged himself to be the [Manager][Authorized Signatory] of 1511 W. WEBSTER, LLC, a Delaware limited liability company, and that he in such capacity, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing on behalf of such limited liability company by himself as such [Manager][Authorized Signatory] and desired that such instrument be recorded as such.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year aforesaid.

Agatha Omielan
Notary Public



My Commission Expires: August 12, 2019

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EXHIBIT A
(to Memorandum of Lease)

LEGAL DESCRIPTION OF SITE

PARCEL 1:

LOTS 1 TO 8, INCLUSIVE AND THE NORTH 1/2 OF LOT 9 IN SUB-BLOCK 6 IN DOMINICK'S SUBDIVISION OF LOTS 1, 2, AND 3 IN BLOCK 14 IN SHEFFIELD'S ADDITION TO CHICAGO IN THE NORTH 1/2 OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT TRACT OF LAND, LYING WEST OF AND ADJOINING LOTS 1 TO 6, INCLUSIVE, AFORESAID AND LYING EAST OF THE EXISTING DOCK LINE OF EASTERLY BANK OF THE NORTH BRANCH OF THE CHICAGO RIVER, (EXCEPTING FROM THE ABOVE DESCRIBED PREMISES, THAT PART THEREOF LYING WESTERLY OF A LINE DESCRIBED AS FOLLOWS: BEGINNING ON THE SOUTH LINE OF WEBSTER AVENUE AT A POINT 240.1 FEET WEST FROM THE SOUTHWEST CORNER OF THE INTERSECTION OF WEBSTER AVENUE AND DOMINICK STREET; THENCE SOUTHEASTERLY TO A POINT OF THE SOUTH LINE OF LOT 2 EXTENDED WEST, 264.1 FEET WEST OF THE WEST LINE OF DOMINICK STREET AS MEASURED ON THE SOUTH LINE OF SAID LOT 2), ALL IN COOK COUNTY, ILLINOIS.

Property Address: 1503-1521 Webster, Chicago, Illinois 60614

PINS: 14-32-120-003-0000; 14-32-120-006-0000; and 14-32-120-007-0000