



Doc#: 1535515064 Fee: \$68.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/21/2015 03:05 PM Pg: 1 of 4

~~RECORD and RETURN TO:~~
Target Corporation Law Department
1000 Nicollet Mall (TPS-3155)
Minneapolis, MN 55403
Attn: Susan Bessard

RENT COMMENCEMENT DATE AGREEMENT

This **RENT COMMENCEMENT DATE AGREEMENT** (this "Agreement"), is made as of this 8th day of October, 2015, by and between **AH-RIVER EAST LLC**, an Illinois limited liability company ("Landlord") and **TARGET CORPORATION**, a Minnesota corporation ("Tenant"), with offices at 1000 Nicollet Mall, Minneapolis, Minnesota 55403.

WITNESSETH:

WHEREAS, Landlord and Tenant are parties to that certain Lease, dated as of April 6, 2015, of which a Memorandum of Lease dated April 6, 2015, was filed and recorded April 7, 2015, as Document #1509708216 in the Office of the Cook County Recorder of Deeds (the "Lease");

WHEREAS, Section 3.1(D) of the Lease provides that, upon the determination of certain dates, Landlord and Tenant will enter into an agreement setting forth the same; and

WHEREAS, such dates have been determined.

NOW, THEREFORE, Landlord and Tenant agree as follows:

- Capitalized terms not otherwise defined in this Agreement shall have the respective meanings ascribed thereto in the Lease.
- The Rent Commencement Date will be October 7, 2015.

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RETURN TO:
First American Title Insurance Co.
801 Nicollet Mall, Suite 1900
Minneapolis, MN 55402
NCS-698177-1 -MPLS (JP)

UNOFFICIAL COPY

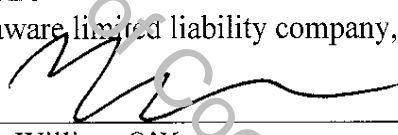
- 3. The expiration of the initial Term of the Lease will be January 31, 2026.
- 4. The expiration of each Extension Term will be as follows:

First Extension Term	January 31, 2031.
Second Extension Term	January 31, 2036.
Third Extension Term	January 31, 2041.
Fourth Extension Term	January 31, 2046.


IN WITNESS WHEREOF, Landlord and Tenant have executed this Agreement as of the day and year first above set forth.

AH-RIVER EAST LLC,
an Illinois limited liability company

By: AMERICAN HERITAGE INVESTMENT LLC,
 a Delaware limited liability company, its Manager

By: 
 Name: William O'Kane
 Title: Manager

TARGET CORPORATION,
a Minnesota corporation

By: 
 Name: **James L. Tucker**
 Title: **Director Real Estate**
Target Corporation

UNOFFICIAL COPY

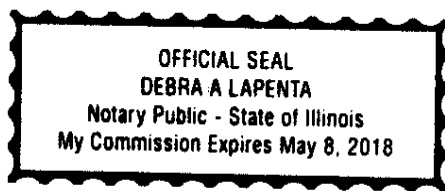
STATE OF ILLINOIS
COUNTY OF COOK

The foregoing instrument was acknowledged before me this 30th day of NOVEMBER, 2015, by William O'Kane, as Manager of AMERICAN HERITAGE INVESTMENT LLC, the Manager of AH-RIVER EAST LLC, an Illinois limited liability company, on behalf of the limited liability company, who is personally known to me.

Debra A. Lapenta
Notary Public
Debra A LA Pentg

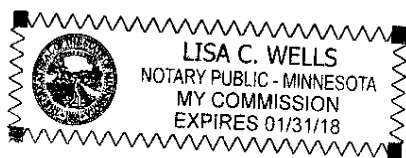
My Commission expires: 5/8/2018

Printed Name of Notary Public



STATE OF MINNESOTA
COUNTY OF HENNEPIN

The foregoing instrument was acknowledged before me this 2 day of December, 2015, by James L. Tucker as Director Real Estate of Target Corporation, a Minnesota corporation, on behalf of the corporation, who is personally known to me.



Lisa Wells
Notary Public
Lisa Wells

My Commission expires: 01/31/2018

Printed Name of Notary Public

UNOFFICIAL COPY

LEGAL DESCRIPTION

LOT 1 IN BLOCK 5 IN "CITYFRONT CENTER", BEING A RESUBDIVISION IN THE NORTH FRACTION OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 24, 1987 AS DOCUMENT 87106320, IN COOK COUNTY, ILLINOIS.

For informational purposes only:

Property address: 435 East Illinois Avenue, Chicago, IL

PIN # 17-10-219-024

Property of Cook County Clerk's Office