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Doc#. 1536457210 Fee: \$94.00

Karen A. Yarbrough

Cook County Recorder of Deeds Date: 12/30/2015 10:44 AM Pg: 1 of 24

RECORDED AT THE REQUEST OF AND AFTER RECORDING, RETURN TO:

Sidley Austin LLP One South Dearborn Chicago, IL 60603

Attention: Lindsay A. Smith

MEMORANDUM OF MASTER LEASE

Reference number of document assigned or released: N/A

Lessors:

SFR-DAL I LLC

SFR-ATL I LLC SFR-SOFL I LLC SFR-HOU I LLC SFR-CHI I LLC

C/ort's Orrica Each, a Delaware limited liability company

Lessees:

SFR-DAL OPCO I LLC SFR-ATL OPCO I LLC SFR-SOFL OPCO I LLC SFR-HOU OPCO I LLC SFR-CHI OPCO I LLC

Each, a Delaware limited liability company

Legal Description:

See Exhibits A1 - A10, attached hereto

Date:

December 23, 2015

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- 1. <u>Master Lease</u>. By that certain Amended and Restated Master Lease Financing Facility Agreement dated as of December 23, 2015, among SFR-DAL I LLC, SFR-ATL I LLC, SFR-SOFL I LLC, SFR-HOU I LLC and SFR-CHI I LLC, each a Delaware limited liability company ("Lessors"), SFR-DAL OPCO I LLC, SFR-ATL OPCO I LLC, SFR-SOFL OPCO I LLC, SFR-HOU OPCO I LLC and SFR-CHI OPCO I, LLC, each a Delaware limited liability company ("Lessees"), SFR-OPERATING PARENT CO I LLC, and SFR ATL I LLC (the "Master Lease"), Lessors have leased to Lessees the real property described on <u>Schedule I</u>, attached hereto, with the legal descriptions on the attached <u>Exhibits A1 through A10</u> (the "Property").
- 2. <u>Term</u>. The initial term of the Master Lease commenced on the date hereof and continues until December 23, 2017, unless extended at the option of Lessees for an additional one (1) year and expiring on December 22, 2018.
- 3. <u>Call Option</u>. Subject to and upon the terms set forth in the Master Lease, Lessees have the right and option to purchase the Property pursuant to Article 16 of the Master Lease and the Call Option Letter (as defined in the Master Lease), and Lessor has the right and option to require Lessee to purchase the Property pursuant to Article 16 of the Master Lease and the Put Option Letter (as defined in the Master Lease).
- 4. <u>Subordination</u>. Lessees acknowledge that Lessors have entered into mortgage financing related to their ownership of the Property (the "Existing Financing") and that this Memorandum and the Master Lease are and shall be subordinate to any mortgage, deed of trust, or other security instrument now or hereafter encumbering the Property as security for the obligations under the Existing Financing.
- 5. <u>Purpose</u>. This Memorandum of Master Lease is prepared for the purpose of recordation and to provide constructive notice of the Master Lease; it in no way modifies or amends the terms and conditions of the Master Lease.
- 6. <u>Counterparts</u>. This Memorandum of Master Lease may be executed in counterparts, each of which shall be treated as an original for all purposes and all executed counterparts shall constitute one Memorandum of Master Lease, notwithstanding that all parties are not signatory to the original or the same counterpart.

[Signature Pages Follow]

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The County Clerk's Office

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IN WITNESS WHEREOF, the parties hereto have caused this Memorandum of Master Lease to be duly executed as of the date first above written.

LESSORS

SFR-DAL I LLC,

a Delaware limited liability company

Name:

Title:

SFR-ATL I LLC,

a Delaware limited liabilit; company

Name:

Title:

Vice President

SFR-SOFL I LLC,

a Delaware limited liability company

Name:

Title:

Vice President

SFR-HOU I LLC,

a Delaware limited liability company

Name:

Steven J. Gorev

Title:

Vice President

SFR-CHIILLC,

a Delaware limited liability company

Name:

Title:

Steven J. Gorey Vice President

[Illinois Memorandum of Master Lease]

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UNOFFICIAL COPY

STATE OF Now July)
COUNTY OF New Int) ss.)
The foregoing instrument was	icknowledged before me this 21 day of <u>december</u> , 2015 by fice President on behalf of SFR-DAL ILLC, a Delaware LLC
MARIAS ZABO Notary Public, State of New Y	ork
Notary Public, State of New 1 (SEAL) No. 01SZ6309901 Qualified in New York Cover Commission Expires August 18	y .
Continues on Expires August 10	
(Signature of Notary Public)	004
My commission expires:	
Aug 18 2018	(expiration date)
,	
	(expiration date)

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UNOFFICIAL COPY

STATE OF Men Jak)
COUNTY OF New John)
The foregoing instrument was acknowledged before me this 21 day of December, 2015 by Steven J. Govey, as VicePlesiabet on behalf of SFR-ATL ILLC, a Delaurie LLC MARIA SZABO
(SEAL) Notary Public State of New York No. 010Z6309901 Qualified in New York County Commission Expires August 18, 2018
(Signature of Notary Public) My commission expires: Aug. 18, 2018 (expiration date)
(Signature of Notary Public) My commission expires: Aug. 18, 2018 (expiration date)

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STATE OF New York) SS. COUNTY OF New York)
COUNTY OF Men You)
The foregoing instrument was acknowledged before me this 21 day of Derembe, 2015 by Steven J. Gary, as Via President on behalf of SFR-SOFL ILLGA Delaware LLC
MARIA SZABO (SEAL) Notary Firblic, State of New York 1:0 01SZ6309901 Qualified in New York County Commission Expires August 18, 2018
(Signature of Notary Public) My commission expires:
<u>Aug 18, 2018</u> (expiration date)
Δυς 18, 2018 (expiration date)

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UNOFFICIAL COPY

STATE OF NY)
COUNTY OF N) ss.
The foregoing instrument was acknowledged before me this 21 day of December, 2015 by Steven J Goley, as we on behalf of SFR-HOVI LLC, a
(SEAL) MELISSA ARIELLE BROSTOFF Cotary Public, State of New York No. 018R6330026 Guylified in Westchester County Certificate on file in New York County Commission Expires September 8, 2019
(Signature of Notary Public) My commission expires:
September 8, 2019 (expiration date)
My commission expires: September 8, 2019 (expiration date)

1536457210 Page: 8 of 24

UNOFFICIAL COPY

STATE OF)
COUNTY OF N) ss.)
The foregoing instrument was	acknowledged before me this 21 day of December, 2015 by
Steven 1 Gorey, as	on behalf of SFR-CHI FUC, a
SEAL) MEL Curling Commission	JISSA ARIELLE BROSTOFF TY Public, State of New York No. 01BR6330026 The din West of New York The din New York County The file in New York County The prices September 8, 2019
(Signature of Notary Public) My commission expires:	60/
<u>5eptember</u> 8, 2019	_ (expiration date)
	_ (expiration date)

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Of County Clark's Office

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LESSEES

SFR-DAL OPCO I LLC,

a Delaware limited liability company

Name:

Title:

Vic.) President

SFR-ATL OPCO 1 LUC,

a Delaware limited liability company

Name:

Title:

Steven J. Gorey

Vice President

SFR-SOFL OPCO I LLC,

a Delaware limited liability company

By: Steven J. Name:

Title:

Vice President

SFR-HOU OPCO ILLC,

a Delaware limited liability company

Name:

Title:

Steven J. Gorey

Vice President

SFR-CHI OPCO I LLC,

a Delaware limited liability company

By: Steven I Name:

Title:

Vice President

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ACKNOWLEDGMENT

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

The foregoing instrument was acknowledged before me this 21 day of December, 2015 by Steven J. Gorey, as Vice President on behalf of SFR-DAL OPCO I LLC, a Delaware limited liability

company.

MELISSA ARIELLE BROSTOFF Notary Public, State of New York No. 01BR6330026 Cualified in Westchester County Certificate on file in New York County Commission Expires September 8, 2019

(SEAL)

(Signature of Notary Public) My commission expires:

tate) Outries Office 500 to be 8, 2019 (expiration date)

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UNOFFICIAL CO

ACKNOWLEDGMENT

STATE OF New York)) ss

COUNTY OF New York)

The foregoing instrument was acknowledged before me this 21 day of December, 2015 by Steven J. Gorey, as Vice President on behalf of SFR-ATL OPCO I LLC, a Delaware limited liability company.

MELISSA ARIELLE BROSTOFF Notary Public, State of New York No. 018R6330026 Orgalified in Westchester County Certificale on file in New York County Commission Expires September 8, 2019

(SEAL)

(Signature of Notary Public) My commission expires:

Coot County Clark's Office Soptember 8, 2019 (expiration date)

1536457210 Page: 12 of 24

UNOFFICIAL C

<u>ACKNOWLEDGMENT</u>

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

The foregoing instrument was acknowledged before me this 21 day of December, 2015 by Steven J. Gorey, as Vice President on behalf of SFR-SOFL OPCO I LLC, a Delaware limited liability company.

(SEAL)

MELISSA ARIELLE BROSTOFF Notary Public, State of New York No. 01BR6330026 Oughified in Westchester County Certi ice e on file in New York County Commission Expires September 8, 2019

(Signature of Notary Public)

My commission expires:

County Clark's Office September 8, 2019 (expiration date)

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UNOFFICIAL CC

ACKNOWLEDGMENT

STATE OF New York)) ss COUNTY OF New York) The foregoing instrument was acknowledged before me this 21 day of December, 2015 by Steven

J. Gorey, as Vice President on behalf of SFR-HOU OPCO I LLC, a Delaware limited liability

company.

MELISSA ARIELLE BROSTOFF Notary Public, State of New York No. 01BR6330026 Qualified in Westchester County Certificate on file in New York County Commission Expires September 8, 2019

(SEAL)

(Signature of Motary Public) My commission expires:

Colling Clark's Office September 8, 2019 (expiration date)

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UNOFFICIAL C

ACKNOWLEDGMENT

STATE OF New York)
) ss
COUNTY OF New York)
The foregoing instrument was acknowledged before me this 21 day of December, 2015 by Steven
J. Gorey, as Vice President on behalf of SFR-CHI OPCO I LLC, a Delaware limited liability
MELISSA ARIELLE BROSTOFF Notary Public, State of New York No. 01BR6330026 Qualified in Westchester County Certificate on file in New York County Compassion Expires September 8, 2019
(SEAL)
(BEAL)
Mar Dover
(Signature of Notary Public)
September 8, 209 (expiration date)
expiration date)
⁴ Ox
Vic.
My commission expires: September 8, 204 (expiration date)

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Coot County Clart's Office

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SFR-OPERATING PARENT CO I LLC,

a Delaware limited liability company

Name:

Title:

Steven J. Gorey(Vice President

SFR-ATL / LLC,

a Delaware linned liability company

Name:

Title:

Steven J. Gorey

Vice Presiden

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<u>ACKNOWLEDGMENT</u>

STATE OF New York)
) ss
COUNTY OF New Yor	rk)

The foregoing instrument was acknowledged before me this 21 day of December, 2015 by Steven J. Gorey, as Vice President on behalf of SFR-OPERATING PARENT CO I LLC, a Delaware limited liability cor pany.

(SEAL)

MARIASZABÓ
Notar: Public, State of New York
No. 01SZ6309901
Qualifica in New York County
Commission Expires August 18, 2018

(Signature of Notary Public)
My commission expires:

Jug 18 2018

(expiration date)

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ACKNOWLEDGMENT

STATE OF New York)
) ss
COUNTY OF New Yor	rk)

The foregoing instrument was acknowledged before me this 21 day of December, 2015 by Steven J. Gorey, as Vice President on behalf of SFR-ATL I LLC, a Delaware limited liability company.

(SEAL)

MARIA SZABO
Notary Public, State of New York
No. 01SZ6309901
Qualified in New York County
Commission Expires August 18, 2018

(Signature of Notary Public)

My commission expires:

(expiration date)

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SCHEDULE I (attached hereto)

Property of Cook County Clark's Office

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31000000000000000000000000000000000000	FILE NUMBER	ADDRESS	CITY 5	STATE	ZIP	COUNTY
1	C0006	14725 MEMORIAL DRIVE	DOLTON	IL	60419	соок
2	C0007	14340 KENWOOD AVENUE	DOLTON	IL	60419	соок
3	C0044	15114 OAK STREET	DOLTON	IL	60419	соок
4	C0089	2728 WEST 90TH STREET	EVERGREEN PARK	IL.	60805	соок
5	C0122	2612 WEST 89TH PLACE	EVERGREEN PARK	IL	60805	соок
6	C0130	10000 SOUTH CALIFORNIA AVE	EVERGREEN PARK	ΙL	60805	соок
7	C0045	1607 SYLVAN COURT	FLOSSMOOR	IL	60422	соок
8	C0069	2916 SCOTT CRESCENT	FLOSSMOOR	IL	60422	соок
9	C003 ^r	1248 BERRY LANE	FLOSSMOOR	IL	60422	соок
10	C0105	3125 WEST WHIPPLE DRIVE	MERRIONETTE PARK	IL	60803	соок
		1248 BERRY LANE 3125 WEST WHIPPLE DRIVE	County Co	2/1		

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EXHIBITS A1 - A10

(attached hereto)

Property of Cook County Clark's Office

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EXHIBIT A-1

STREET ADDRESS:

14725 MEMORIAL DRIVE, DOLTON, IL, 60419

COUNTY:

COOK

CLIENT CODE:

C0006

TAX PARCEL ID/APN:

29-10-236-025-0000

LOT 161 IN PASQUINELLI'S 5TH ADDITION TO MEADOWLAND, BEING A SUBDIVISION OF PART OF 17E EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 36 NORTH, RANGE 14 FAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXHIBIT A-2

STREET ADDRESS:

14:40 KENWOOD AVENUE, DOLTON, IL, 60419

COUNTY:

COOK

CLIENT CODE:

C0007

TAX PARCEL ID/APN:

29-02-410-023-0000

LOT 18 IN BLOCK 6 IN SHEPARD'S MICHIGAN' AVENUE SUBDIVISION NUMBER 3, A SUBDIVISION OF THE WEST 1/2 OF THE SOULTE AST 1/4 OF SECTION 2, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED JUNE 23, 1927 AS DOCUMENT 9695714, IN COOK COUNTY, ILLINO'S.

EXHIBIT A-3

STREET ADDRESS:

15114 OAK STREET, DOLTON, IL, 60419

COUNTY:

COOK

CLIENT CODE:

C0044

TAX PARCEL ID/APN:

29-10-409-016-0000

LOT 28 IN BLOCK 5 IN CALUMET CENTER GARDENS SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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EXHIBIT A-4

STREET ADDRESS:

2728 WEST 90TH STREET, EVERGREEN PARK, IL, 60805

COUNTY:

COOK

CLIENT CODE:

C0089

TAX PARCEL ID/APN:

24-01-214-021-0000

LOT 35 IN J.E. MERRION AND COMPANY'S BEVERLY VIEW NO. 3, SUBDIVISION OF PART OF LOT 4 LT SCAMMONS SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 1 TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 20, 1940 AS DOCUMENT 12501737, IN COOK COUNTY, ILLINOIS.

EXHIBIT A-5

STREET ADDRESS:

2612 VES [89TH PLACE, EVERGREEN PARK, IL, 60805

COUNTY:

COOK

CLIENT CODE:

C0122

TAX PARCEL ID/APN:

24-01-208-027-000

LOT 53 IN MERRION AND COMPANY'S BEVERL! YVEW NO. 2, BEING A SUBDIVISION OF LOT 3 (EXCEPT THE EAST 33 FEET THEREOF AND ALSO EXCEPT THE SOUTH 110 FEET OF THE EAST 152.7 FEET THEREOF, EXCEPTING THEREFROM. THE EAST 33 FEET THEREOF) IN SCANNON'S SUBDIVISION OF THE WEST HALF OF THE MORTHEAST QUARTER OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE TYNK'D PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXHIBIT A-6

STREET ADDRESS:

10000 SOUTH CALIFORNIA AVENUE, EVERGREEN PAKK, TL

60805

COUNTY:

COOK

CLIENT CODE:

C0130

TAX PARCEL ID/APN:

24-12-306-044-0000

LOT 1 AND THE NORTH 1/2 OF LOT 2 IN BLOCK 3 IN SECOND ADDITION TO BEVERLY RIDGE, A SUBDIVISION OF THE WEST 100 FEET OF THE EAST 140 FEET OF THE SOUTHWEST 1/4 (EXCEPT THE SOUTH 195 FEET THEREOF AND EXCEPT THE STREETS HERETOFORE DEDICATED) OF SECTION 12, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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EXHIBIT A-7

STREET ADDRESS:

1607 SYLVAN COURT, FLOSSMOOR, IL, 60422

COUNTY:

COOK

CLIENT CODE:

C0045

TAX PARCEL ID/APN:

32-07-202-030-0000

LOT 1 IN STPALEY'S RESUBDIVISION OF PART OF LOT 'Q' AND ALL OF LOT 'P' IN O. REUTER AND CO'S SYLVIAN COURT SUBDIVISION, BEING A SUBDIVISION OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 35 NORTH, RANGE 14 EAST OF THE THIRD PF. N CIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXHIBIT A-8

STREET ADDRESS:

2916 SCC IT CRESCENT, FLOSSMOOR, IL, 60422

COUNTY:

COOK

CLIENT CODE:

C0069

TAX PARCEL ID/APN:

31-12-122-005-0000

LOT 5 IN BLOCK 4 IN HEATHER HILL 1ST ADDITION, PEING RAYMOND L. LUTGERT'S SUBDIVISION OF PART OF SECTION 12, TOWNSHIP 35 NOWTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, IL LIN DIS, ON MARCH 18, 1964 Control Office AS DOCUMENT NUMBER 2140267, IN COOK COUNTY, ILLINOIS.

EXHIBIT A-9

STREET ADDRESS:

1248 BERRY LANE, FLOSSMOOR, IL, 60422

COUNTY:

COOK

CLIENT CODE:

C0035

TAX PARCEL ID/APN:

31-12-118-002-0000

LOT 2 IN BLOCK 4 IN HEATHER HILL RESUBDIVISION, BEING RAYMOND L. LUGERT'S SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 12 TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED JANUARY 8, 1963 AS DOCUMENT NUMBER 18691973, IN COOK COUNTY, ILLINOIS.

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EXHIBIT A-10

STREET ADDRESS:

3125 WEST WHIPPLE DRIVE, MERRIONETTE PARK, IL, 60803

COUNTY:

COOK

CLIENT CODE:

C0105

TAX PARCEL ID/APN:

24-24-309-018-0000

LOT 102 IN MAHONEY ESTATES, A SUBDIVISION OF THE NORTH 3/4 OF THE WEST 1/2 OF THE SOUTHWIST 1/4 OF SECTION 24, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THEREFROM THE RIGHT OF WAY OF THE CHICAGO AND SOUTHERN RAILROAD COMPANY), IN COOK COUNTY, ILLINOIS.
