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1-2 150268016V THIS DOCUMENT PREPARED BY AND AFTER RECORDING RETURN TO:)
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Peter C. Bazos, Esq.	<i>)</i>
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Doc#. 1604846093 Fee: \$52.00 Karen A. Yarbrough Cook County Recorder of Deeds

Cook County Recorder of Deeds Date: 02/17/2016 10:58 AM Pg: 1 of 3

DECLARATION AND MEMORANDUM OF LEASE

THIS DECLARATION AND MEMORANDUM OF LEASE (the 'Memorandum') is made as of the 23rd day of December, 2015, by The Larson Equipment and Furniture Company, an Illinois corporation ("Tenant"), who, having been first duly sworn on oath, states as follows:

- 1. Steven S. Spinell, of Kinzie Real Estate Services. LLC, not individually or personally, but solely as Court-Appointed Receiver in the Mortgage Foreclosure Case pending in the Circuit Court of Cook County under Case Number 13CH20592 ("Landlord") and Tenant have entered into that certain Commercial Lease dated as of December 2.1, 2015 covering certain premises (the "Premises") in the building located on that certain real property (the "Property") commonly known as 1000 E. State Parkway, Schaumburg, Illinois and more particularly described on Exhibit A attached hereto and made a part hereof (said Commercial Tease, together with any and all amendments, modifications, extensions, renewals, consolidations and replacements thereof now existing or hereafter entered into, are collectively the "Lease").
- 2. The term of the Lease will commence when the Landlord has substantially completed the Landlord's Work (as defined in the Lease), which date is estimated to be on or about April 1, 2016 and shall end sixty-eight (68) months thereafter, unless sooner terminated or extended as set forth in the Lease.
- 3. The Lease grants to the Tenant the option to renew the Initial Term for all of the Premises as of the expiration date of the Initial Term, for one (1) additional period of three (3) years each upon the terms and conditions set forth in the Lease.

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By reason of the foregoing, the Tenant has a leasehold interest in the Property as 4. provided in the Lease for the Term (including extensions) thereof.

IN WITNESS WHEREOF, the Tenant has executed and delivered this document as of the day and year first above written.

TENANT:

The Larson Equipment and Furniture Company

Name: Chris Laz

Title: President

STATE OF ILLINOIS

COUNTY OF LOOK

I, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Chris Lutz, personally known to me to be the President of The Larson Equipment and Furniture Company (the above-referenced Tenant) and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such he/she signed and delivered the said instrument pursuant to proper authority given by the Directors of said company, as his free and voluntary act, and as the free and voluntary act and deed of said company for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this $\underline{\mathcal{A}\mathcal{S}}$ day of January, 2016.

This Document Was Prepared By: Peter C. Bazos, Esq. 1250 Larkin Avenue, Suite 100 Elgin, IL 60123 847-742-8800

OFFICIAL SEAL BARBARA J ADAMS NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES:12/08/19

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EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

Unit "F" within the building situated on the following described real estate, and its associated right to use the common areas thereon, to wit:

PARCEL 1: LOT 1 IN SCHAUMBURG CENTER FOR COMMERCE UNIT 2A BEING A RESUBDIVISION OF LOTS 4, 5, AND 6 IN SCHAUMBURG CENTER FOR COMMERCE UNIT 2, BEING A RESUBDIVISION OF PARTS OF OUTLOTS B AND C IN SCHAUMBURG INDUSTRIAL PARK TOGETHER WITH PARTS OF OUTLOTS & AND C IN SAID SCHAUMBURG INDUSTRIAL PARK BEING A SUBDIVISION OF THE SOUTH EAST 1/4 OF SECTION 11, PART OF THE NORTHEAST 1/4 OF SECTION 11, PART OF THE SOUTHWEST 1/4 OF SECTION 12, PART OF THE NORTHWEST 1/4 OF SECTION 13 AND PART OF THE NORTHEAST 1/4 CF SECTION 14, ALL IN TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

EL 2: EASEMEN.

LARATION OF RECIPIUMENT NO. LR3420682, IN CO.

: 07-11-400-074-0000

1000 E State Parkway

Schaumburg I'L 60159 PARCEL 2: EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS CREATED IN DECLARATION OF RECIPFOCAL DRIVEWAY EASEMENTS RECORDED MARCH 23, 1985 AS DOCUMENT NO. LR3420682, IN COOK COUNTY, ILLINOIS.

PIN: