

# UNOFFICIAL COPY

PREPARED BY:

Dan McIntosh, Esquire  
Lowndes, Drosdick, Doster,  
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450 S. Orange Avenue, Suite 200  
Orlando, FL 32801



Doc#: 1608545039 Fee: \$46.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 03/25/2016 03:14 PM Pg: 1 of 5

AFTER RECORDING RETURN TO:

Kelli J. Vos  
Fidelity National Title  
One East Washington Street  
Suite #450  
Phoenix, AZ 85004

## MEMORANDUM OF LEASE

This Memorandum of Lease, dated the <sup>9<sup>th</sup></sup> day of November, 2015, is by and between **FCPT RESTAURANT PROPERTIES, LLC**, a Delaware limited liability company, whose address is c/o: Four Corners Property Trust, Inc., 591 Redwood Highway, Suite 1150, Mill Valley, CA 94941 ("**Lessor**"), and **GMPI, INC.**, a Florida corporation, whose address is c/o: Darden Restaurants, Inc., Attn: Property Law Administration Dept., 1000 Darden Center Drive, Orlando, FL 32837 ("**Lessee**").

### RECITALS:

On November 9, 2015, Lessor and Lessee entered into a written lease agreement (the "**Lease**") for certain property situated in the City of Lansing, Cook County, Illinois, as more particularly set forth in the Lease and described on Exhibit A attached hereto (the "**Property**"), including any rights, rights of way, easements, water rights, and Lessor's right, title and interest in and to all streets, alleys, strips and gores abutting such property, if any; and

The parties desire to place their interests in the Lease as a matter of record.

NOW, THEREFORE, the parties represent as follows:

1. **Term.** The Initial Term of the Lease will be seventeen (17) years and shall expire at midnight on October 31, 2032, unless terminated sooner as provided in the Lease and as may be extended as provided therein.
2. **Extensions.** Lessee has the right and option to extend the Initial Term for five (5) additional successive periods of five (5) years each, pursuant to the terms and conditions of the Lease.
3. **Right of First Offer.** The Lease contains a right of first offer to purchase the Property or interests therein, as more particularly described in Article 16 of the Lease

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Unless otherwise set forth herein, all capitalized terms used herein shall have the same meaning as set forth in the Lease.

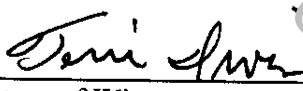
Lessor and Lessee have signed this Memorandum of Lease as of the day and year first above written.

Signed, sealed and delivered in the presence of the following witnesses:

  
Signature of Witness

Meredith Zomek

Printed Name of Witness

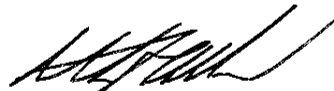
  
Signature of Witness

Terri Irvin

Printed Name of Witness

**LESSOR:**

**FCPT RESTAURANT PROPERTIES, LLC, a Delaware limited liability company**

By: 

Name: Anthony G. Morrow

Title: Secretary

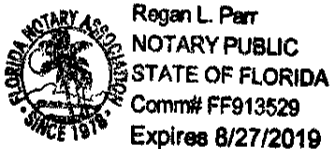
STATE OF FLORIDA

COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 3<sup>rd</sup> day of November, 2015, by Anthony G. Morrow, as Secretary of FCPT Restaurant Properties, LLC, a Delaware limited liability company, on behalf of the company. He (She)  is personally known to me or  has produced drivers license as identification.

(NOTARY SEAL)

  
Notary Public Signature

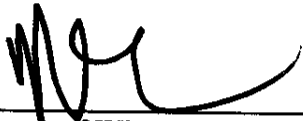


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Signed, sealed and delivered in the presence of the following witnesses:

**LESSEE:**

**GMRI, INC.**, a Florida corporation

  
\_\_\_\_\_  
Signature of Witness

**Meredith Zomek**

\_\_\_\_\_  
Printed Name of Witness

By:   
\_\_\_\_\_

Name: **Joseph G. Kern**

Title: **Vice President**

  
\_\_\_\_\_  
Signature of Witness

**Teri Irvin**

\_\_\_\_\_  
Printed Name of Witness

STATE OF FLORIDA

COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 2nd day of November, 2015, by Joseph G. Kern, as Vice President of GMRI, Inc., a Florida corporation, on behalf of the corporation. He (She)  is personally known to me or  has produced \_\_\_\_\_ as identification.

(NOTARY SEAL)

  
\_\_\_\_\_  
Notary Public Signature



Regan L. Parr  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# FF913529  
Expires 8/27/2019

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## EXHIBIT "A"

### PROPERTY

LOT 1 IN THE LANDINGS PHASE III, BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED JUNE 6, 1988 AS DOCUMENT 88243895, IN COOK COUNTY, ILLINOIS.

Tax Parcel ID: 30-19-300-034-0000

Property Address: 16601 N Torrence Avenue, Lansing, Illinois

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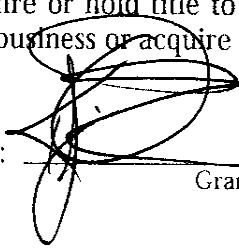


FIDELITY NATIONAL TITLE INSURANCE COMPANY

PHONE:  
FAX:

## STATEMENT BY GRANTOR AND GRANTEE

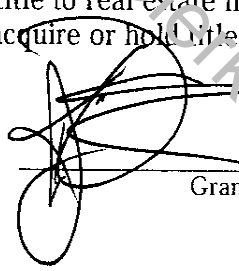
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire or hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire or hold title to real estate under the laws of the State of Illinois.

Dated March 9<sup>th</sup>, 2014 Signature:  \_\_\_\_\_  
Grantor or Agent



Subscribed and sworn to before me by the  
said Kelli Vos  
this 9<sup>th</sup> day of March  
2014

  
Notary Public  **DANIELLE R. SPEARS**  
Notary Public - Arizona  
Maricopa County  
Expires 11/15/2018

The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire or hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire or hold title to real estate under the laws of the State of Illinois.

Dated March 9<sup>th</sup>, 2014 Signature:  \_\_\_\_\_  
Grantee or Agent

Subscribed and sworn to before me by the  
said Kelli Vos  
this 9<sup>th</sup> day of March  
2014

  
Notary Public  **DANIELLE R. SPEARS**  
Notary Public - Arizona  
Maricopa County  
Expires 11/15/2018

NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]