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Doc# 1627256019 Fee \$46.25
RHSP Fee: \$9.00 RPF Fee \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/28/2016 10:28 AM Pg: 1 of 4

AFTER RECORDING, RETURN TO:
Fidelity National Title Group
7130 Glen Forest Dr., Ste. 300
Richmond, VA 23226

Attn: D. Carley

Prepared by and upon recording return to:
PI Telecom Infrastructure T, LLC
7411 Fullerton Street, Suite 110
Jacksonville, FL 32256
Attention: Lease Administrator

PIN- 20-25-501-012-0000

Site Name: IL-Chicago-Stony Island
Site Number: PIIL005

Address: 1720 E. 74th St, Chicago IL

MEMORANDUM OF LEASE

This Memorandum of Lease is made on July 15th, 2016, by and between Galactica Partners, LLC, an Illinois limited liability company, as Lessor, whose address is 7431 S. East End Avenue, Chicago, IL 60649 and **PI TELECOM INFRASTRUCTURE T, LLC**, a Delaware limited liability company, as Lessee, whose address is 7411 Fullerton Street, Suite 110, Jacksonville, Florida 32256.

1. Lessor and Lessee are parties to an Option and Ground Lease Agreement dated as of March 19, 2015 and amended on August 13, 2015 (the "Lease Agreement"); the terms and provisions of which are incorporated herein by this reference. The premises covered by the Lease Agreement are located in **Cook County, Illinois**, as more fully described in the legal description attached hereto as **Exhibit "A"** ("Leased Premises").

2. Pursuant to the Lease Agreement, the Lessor has granted, and by these presents does grant, to the Lessee an easement for ingress, egress, utilities, "Fall Zone" (if applicable) and [landscape buffer easement or any other easement required by the governmental authorities (if applicable)] for the duration of the Lease Agreement over those lands more particularly described on **Exhibit "B"** hereto. The easement rights herein granted include the right and authority of Lessee to grant or assign to third parties all or some of the easement rights granted to Lessee herein.

3. The Lease Agreement provides for an initial term of five (5) years which commenced on June 17, 2016. The Lease also provides for five (5) additional five (5) year terms, which shall occur automatically unless Lessee delivers written notice of intent not to renew to Lessor at least thirty (30) days prior to the expiration of the initial term, or the renewal term then in effect.

4. The Lease Agreement provides that during the term of the Lease Agreement neither Lessor nor any tenant or person or entity claiming by or through Lessor shall be allowed to install or operate a communications facility, including a telecommunications transmission tower, construct or install outdoor advertisement display(s), or operate an antenna site leasing business which competes directly or indirectly with Lessee on the lands of Lessor within a radius of five (5) miles of the Leased Premises.

5. The Lease Agreement provides that during the term of the Lease Agreement, in the event that the Lessor receives and desires to accept a bona fide offer to sell and convey the Leased Premises to a third party not related to the Lessor by at least 51% common ownership, then the Lessor shall first provide the

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Lessee with a written offer to sell and convey the Leased Premises to Lessee upon the same terms and conditions as the offer made by the third party, and Lessee shall have twenty (20) business days in which to accept the offer.

6. All of the terms and conditions of the Lease Agreement pertaining to the Lease are incorporated herein by reference. In the event of a conflict between the terms hereof and the terms of the Lease Agreement, the terms of the Lease Agreement shall govern.

IN WITNESS WHEREOF, the parties hereto have executed this Memorandum of Lease as of the date first written above.

LESSOR:

Galactica Partners, LLC
an Illinois limited liability company

Witness:

Shanetta Pratt
Print Name: Shanetta Pratt

Shajpe Giasi
Print Name: Shajpe Giasi

By: [Signature]
Print Name: Youssef Majed
Title: COO

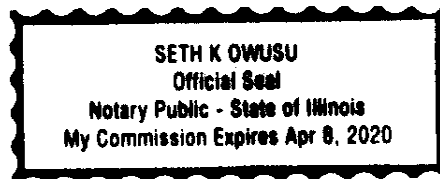
STATE OF Illinois

COUNTY OF Cook

I, a Notary Public of the County and State aforesaid, certify that Youssef Majed as COO of Galactica Partners, an LLC, personally came before me this day and acknowledged that (s)he, being authorized to do so, executed the foregoing instrument on behalf of said company. He/She is personally known to me or produced passport card as identification.

WITNESS my hand and notarial seal, this 1st day of July, 2016.

Notary Public: [Signature]
Print Name: Seth Owusu
My Commission Expires: 04/08/2020



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LESSEE:

PI TELECOM INFRASTRUCTURE T, LLC,
a Delaware limited liability company

Witness:

[Signature]
Print Name: Sama Corstens

By: [Signature]
Print Name: Ron E. Bittner
Title: Vice President

[Signature]
Print Name: Car. E. Tinsley

STATE OF FLORIDA

COUNTY OF DUVAL

I, the undersigned Notary Public for said County and State, do hereby certify that RON BITTNER, as V.P. of PI Telecom Infrastructure T, LLC, a Delaware limited liability company, personally appeared before me this day, and acknowledged the due execution of the foregoing instrument on behalf of said company.

WITNESS my hand and notarial seal, this 15 day of July, 2016.

Notary Public: [Signature]
Print Name: STACEY RINALDI
My Commission Expires: 4/7/20



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EXHIBIT A

ALL THOSE CERTAIN PARCELS OF LAND SITUATED IN SECTION 25,
TOWNSHIP 38 NORTH, RANGE 14 EAST, THE CITY OF CHICAGO, COOK
COUNTY, ILLINOIS.

PARENT PARCEL

PART OF THE BALTIMORE & OHIO RAILROAD IN CONRAD SEIPP'S
SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 25,
TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL
MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTH LINE OF E. 74TH STREET, 73.06
FEET EAST OF S. EAST END AV. AS DEDICATED; THENCE SOUTHEASTERLY
ALONG THE SOUTHWESTERLY LINE OF THE B. & O. RAILROAD TO A POINT
IN THE WEST LINE OF S. CREIGER AVENUE EXTENDED NORTH; THENCE
NORTH ALONG SAID EXTENDED LINE, 83.25 FEET TO A POINT IN THE
NORTHEASTERLY LINE OF SAID RAILROAD; THENCE NORTHWESTERLY ALONG
SAID NORTHEASTERLY LINE TO A POINT IN THE SOUTH LINE OF S. 74TH
STREET; THENCE WEST ALONG SAID SOUTH LINE 108.73 FEET TO THE
POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

LEASED PREMISES

(PORTION OF SPECIAL WARRANTY DEED RECORDED AS DOCUMENT NUMBER
140383500, SHOWN AS PARCEL NUMBER 20-25-501-012)

PART OF THE BALTIMORE & OHIO RAILROAD IN CONRAD SEIPP'S
SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 25,
TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL
MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTHERLY LINE OF B. & O.
RAILROAD AND THE WESTERLY RIGHT OF WAY LINE EXTENDED OF CREIGER
AVENUE EXTENDED; THENCE ALONG SAID WEST RIGHT OF WAY LINE,
S01°26'19"E, A DISTANCE OF 33.64 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING ALONG THE LAST DESCRIBED COURSE, S01°26'19"E,
50.71 FEET TO THE SOUTHERLY LINE OF SAID B. & O. RAILROAD;
THENCE ALONG SAID SOUTHERLY LINE, N52°55'30"W, A DISTANCE OF
63.06 FEET; THENCE N37°04'30"E, A DISTANCE OF 39.68 FEET; THENCE
S52°55'30"E A DISTANCE OF 31.48 FEET TO THE POINT OF BEGINNING.
CONTAINING 1,876 SQUARE FEET OR 0.04 ACRES, MORE OR LESS.

RECORDED
JUL 21 2016