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Karen A. Yarbrough
Cook County Recorder of Deeds
Cook County, Illinois



Doc# 1634313004 Fee \$46.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 12/08/2016 09:43 AM PG: 1 OF 5

RECORDING COVER PAGE

This page added for the purposes of affixing Recording Information

_____ Deed

Other _____ Ground Lease Amendment

_____ UCC

_____ Platt

Remarks:

Prepared by and Return to:

Kenneth S. McLaughlin, Jr.
Law Offices of McLaughlin & Associates, P.C.
495 N. Commons Drive, Suite 103
Aurora, IL 60504

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GROUND LEASE FOR OUTDOOR ADVERTISING SPACE AMENDMENT #1

PS Prop# 25493-BBD1

THIS AMENDMENT is entered into as of February 22, 2012, by and between Impact Outdoor, LLC, successor in interest to Impact Marketing Ltd., dba. Impact Outdoor ("LESSEE") and Public Storage, ("LESSOR").

WHEREAS, the LESSEE and LESSOR, being parties to that certain Ground Lease for Outdoor Advertising Space dated March 17, 2005 for the Premises located at 2115 Bernice Road, Lansing, IL 60438 hereby express their mutual desire and intent to continue the terms of the Lease and amend by this writing those certain terms, covenants and conditions hereinafter provided. PIN: 29-25-400-024-000 and 29-25-400-066-0000

AMENDMENTS

TENANT: Tenant's name has changed to Impact Outdoor, LLC.

TERM: The Lease shall terminate at midnight on September 30, 2025

RENT: Rent shall be payable annually, without any deduction or setoff, on each anniversary of the original Lease Commencement Date ("Rent Commencement Date"). The rent for the first seven (7) months shall be \$ [REDACTED] (the "Minimum Rent Guarantee") leaving a balance of \$ [REDACTED] for the current lease year or [REDACTED] of the gross revenue received from the sign structure less Agency Fees (as defined below) (the "Revenue-based Rent"), whichever is greater. The Revenue Based Rent will begin upon the Rent Commencement date and shall be payable annually, in arrears, as determined and delineated pursuant to the sub-paragraph "a" below and will continue through the remainder of the term of the Lease. Beginning the first (1st) anniversary of the Lease Year, the Rent shall increase as shown below over the amount payable for the prior Lease Year and shall continue to do so each successive year of the term.

Years 1-10

| Lease Year | Monthly | Annually |
|-----------------|---------|----------|
| 2/1/12-9/30/12 | | |
| 10/1/12-9/30/13 | | |
| 10/1/13-9/30/14 | | |
| 10/1/14-9/30/15 | | |
| 10/1/15-9/30/16 | | |
| 10/1/16-9/30/17 | | |
| 10/1/17-9/30/18 | | |
| 10/1/18-9/30/19 | | |
| 10/1/19-9/30/20 | | |
| 10/1/20-9/30/21 | | |
| 10/1/21-9/30/22 | | |
| 10/1/22-9/30/23 | | |
| 10/1/23-9/30/24 | | |
| 10/1/24-9/30/25 | | |

On or before the 31st day of October of each year, LESSEE shall remit to LESSOR a statement showing Gross Revenues for each month of the preceding year, along with the additional Rent

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payment, if any, for those months in which the Revenue Based Rent exceeds the monthly installment of the Minimum Rent Guarantee for that year.

- a) For the purpose of this Lease, gross Revenues shall mean all revenue derived from the leased Premises without any deduction for expenses associated with the structure or the advertising exhibited thereon. Agency fees shall mean the commission paid to an outside agency or sales associate in amount not to exceed [REDACTED] of the gross revenues.

- b) In addition, Lessee shall at such time provide Lessor with Lessee's records showing (i) the names of the advertisers on each Sign(s) by month; (ii) the amount paid to Lessee for the advertisement along with advertising contract identifying information; and (iii) the amount of any agency fee paid by Lessee with respect to the Signs(s), if any (such amount not to exceed [REDACTED] of the gross amount received by Lessee with respect to any Sign(s)). The information to be delivered as set forth above will be certified as complete and accurate in writing by Lessee's real estate representative. Lessor may cause, at any reasonable time after five (5) days prior written notice to Lessee, a complete audit to be conducted of all of Lessee's records relating to the above referenced certification. If such audit discloses that Lessee has under-reported gross revenues or over reported agency fees, Lessee shall promptly pay Lessor any deficiency in amounts disclosed by the audit plus twelve percent (12%) interest (or such lesser amount as may be the maximum allowable by law) on such amounts (calculated from the date of the original underpayment) within thirty (30) days. If the audit determines that Lessee has materially under-reported the gross revenues, Lessee shall also pay the cost of the audit. For the purposes of this paragraph, materiality is defined as an amount equal to, or greater than five percent of gross revenues for the applicable periods being audited. Lessor, its agents, employees, auditors or other personas acting on its behalf, agree to keep all information provided by Lessee pursuant to this provision in the strictest of confidence.

All other terms of the Lease remain unchanged.

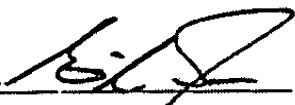
AGREED BY:

LESSOR


LESSEE

Public Storage

Impact Outdoor, LLC



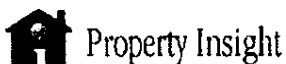
 Erik Svensson
 Vice President of Commercial Properties



 Rod Hursh
 Title: Member

Date: 2/29/12

Date: 2/29/12

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Property Insight

Express Services

Miscellaneous Search

Xpress Services by Property Insight, 1 N. LaSalle St., Suite 500 Chicago, IL 60602

P (312)223-2270 F (312)223-5922

Customer Reference: HURSH

Effective Date: 8/16/2016

Order No.66663480

Property Address: 2115 BERNICE RD LANSING, IL

State & County: Illinois, Cook

Tax ID:

A. Vesting InformationLegal Description: PARCEL 1: TAX# 29-25-400-024

THAT PART LYING NORTH OF EXPRESSWAY OF WEST 1/2 OF LOT 3 IN SUBDIVISION OF THE NORTH 50 ACRES OF THE WEST 1/2 OF THE SOUTH EAST 1/4 AND PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 25; TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, AS PER PLAT RECORDED APRIL 19, 1892 AS DOCUMENT NO. 1647103 IN THE RECORDER'S OFFICE IN COOK COUNTY, ILLINOIS SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 3; THENCE RUNNING SOUTH ALONG THE WEST LINE OF SAID LOT 3, 401.05 FEET TO THE NORTH RIGHT OF WAY LINE OF KINGERY EXPRESSWAY; THENCE RUNNING EAST ALONG SAID NORTH LINE 132.605 FEET TO THE EAST LINE OF THE WEST 1/2 OF THE AFORESAID LOT 3, THENCE RUNNING NORTH ALONG SAID EAST LINE OF THE WEST 1/2 OF SAID LOT 3 TO THE NORTHLINE OF THE SOUTH EAST 1/4 OF SECTION 25 AFORESAID, THENCE RUNNING WEST ALONG SAID NORTH LINE 132.605 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS

ALSO

PARCEL 2: TAX# 29-25-400-066

THAT PART OF LOT 4 LYING NORTH OF THE NORTHERLY RIGHT OF WAY LINE OF THE TRI-STATE EXPRESSWAY AS PER DOCUMENT NO. 12799661, EXCEPTING THEREFROM THE WEST 100 FEET OF THE NORTH 180 FEET (AS MEASURED FROM THE NORTH LINE OF THE SOUTH EAST 1/4 OF SECTION 25) OF A SUBDIVISION OF THE NORTH 50 ACRES OF THE WEST 1/2 OF THE SOUTH EAST 1/4 AND THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN EXCEPTING FROM THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 25, 20 ACRES DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 25; THENCE RUNNING EAST 6.16 CHAINS THENCE NORTH 32.47 CHAINS; THENCE WEST 6.16 CHAINS; THENCE SOUTH 32.47 CHAINS TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS

B. Search Results

NOTE: PER CUSTOMER, SEARCH IS ONLY FOR RECORDED LEASES.

NOTE: WE FIND NO RECORDED LEASES.

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AFFIDAVIT FOR RECORDER'S LABELING OF SIGNATURES AS COPIES

REQUEST TO RECORD PHOTOCOPIED DOCUMENTS PURSUANT TO §55 ILCS 5/3-5013

Kenneth S. McLaughlin, Jr.
_____, being duly sworn, state that I have access to the copies of the attached
(print name above)

document(s), for which I am listing the type(s) of document(s) below:

Ground Lease

(print document types on the above line)

which were originally executed by the following parties whose names are listed below:

Hamlan Management Co., LLP

(print name(s) of executor/grantor) LESSOR

Impact Outdoor

(print name(s) of executor/grantee) LESSEE

for which my relationship to the document(s) is/are as follows: (example - Title Company, Agent, Attorney, etc.)

Attorney

(print your relationship to the document(s) on the above line)

OATH REGARDING ORIGINAL

I state under oath that the original of this document is now LOST or NOT IN POSSESSION of the party seeking to now record the same. Furthermore, to the best of my knowledge, the original document was NOT INTENTIONALLY destroyed, or in any manner DISPOSED OF for the purpose of introducing this photo to be recorded in place of original version of this document. Finally, I, the Affiant, swear I have personal knowledge that the foregoing oath statement contained therein is both true and accurate.

Kenneth S. McLaughlin, Jr.

Affiant's Signature Above

12-6-16

Date Affidavit Executed/Signed

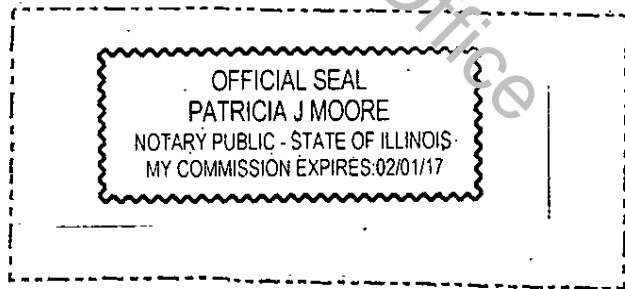
THE BELOW SECTION IS TO BE COMPLETED BY THE NOTARY THIS AFFIDAVIT WAS SUBSCRIBED AND SWORN TO BEFORE

December 6, 2016

Date Document Subscribed & Sworn Before Me

Patricia J. Moore

Signature of Notary Public



SPECIAL NOTE: This is a courtesy form from the CCRD, and while a similar affidavit is necessary for photocopied documents, you may use your own document so long as it includes substantially the same information as included in the above document. Additionally, any customer seeking to record a facsimile or other photographic or photostatic copy of a signature of parties who had executed such a document has the option to include this Affidavit in the recording, at their own expense if such expense is incurred, as an "EXHIBIT" and NOT the coverpage. However, this affidavit is NOT required to be recorded, only presented to the CCRD as the necessary proof required before the recorder may record such a document. Finally, the recorded document WILL be stamped/labeled as a copy by the CCRD prior to its recording.

Bm