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PREPARED BY AND WHEN RECORDED RETURN TO:
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RHSP FEE: \$9.00 RPRF FEE: \$1.00
KAREN A. YARBROUGH
COOK COUNTY RECORDER OF DEEDS
DATE: 12/15/2016 09:44 AM PG: 1 OF 9

Passes OK 2/4

MEMORANDUM OF SUB-GROUND LEASE

THIS MEMORANDUM OF SUB-GROUND LEASE, dated as of the 1st day of August, 2016, is executed and delivered by MCRIL, LLC, a Virginia limited liability company, having an address of 2801 East Market Street, York, Pennsylvania 17402 ("Landlord") and EDENS ANNEX LLC, a Delaware limited liability company, having an address of c/o Joseph Freed and Associates LLC, 11 E. Madison, L-100, Chicago, IL 60602 ("Tenant"). Capitalized terms not otherwise defined herein shall have the meaning given to such terms in the Sub-Ground Lease.

WITNESSETH:

1. Demised Premises. Landlord is the ground lessee of the Carson Parcel (defined hereinafter) under a ground lease dated March 6, 2006 (the "Ground Lease") with Bonstores Realty Two, LLC (the "Ground Lessor"). Landlord and Tenant entered into a Sub-Ground Lease dated August 1, 2016 ("Sub-Ground Lease") pursuant to which Tenant has sub-leased from Landlord all those certain tracts or parcels of land situated in the Village of Wilmette, County of Cook, State of Illinois more particularly described in Exhibit A attached hereto and made a part of (collectively, the "Premises") and depicted on the Site Plan attached hereto as Exhibit B and made a part of (the "Site Plan"). The Premises currently comprise a portion of the existing Common Areas upon the tract leased to Landlord as more particularly described on Exhibit C (the "Carson Parcel"). The Carson Parcel is part of the Edens Plaza Shopping Center.

2. Term - Options. The term of the Sub-Ground Lease begins on the date of the Sub-Ground Lease and expires twenty (20) lease years after the Rent Commencement Date. Tenant has eight (8) options to extend the Sub-Ground Lease for five (5) lease years each.

3. Purpose. The sole purpose of this instrument is to give notice of the Sub-Ground Lease and all of its terms, covenants and conditions to the same extent as if the Sub-Ground Lease were fully set forth herein. This instrument shall in no way amend or be used to interpret the Sub-Ground Lease, and in the event of any conflict of inconsistency between any of the terms and conditions of this Memorandum and any terms and/or condition of the Sub-Ground Lease, the term and/or condition of the Sub-Ground Lease shall govern and control. All covenants and agreements of this Memorandum and the Lease shall run with the land until such time as the Sub-Ground Lease is terminated. A full and complete copy of the Sub-Ground Lease is on file at the offices of Landlord and Tenant.

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INTA B

Box 400

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IN WITNESS WHEREOF, the parties hereto have executed this Memorandum as of the day and year first above written.

LANDLORD:

MCRIL, LLC,
a Virginia limited liability company

By: Paul E Ruby
Its: SENIOR VICE PRESIDENT
REAL ESTATE

STATE OF Wisconsin
COUNTY OF Milwaukee

I, DAVID M. SPECTOR, a Notary Public in and for the County of Milwaukee State of Wisconsin, do hereby certify that PAUL E. RUBY, as SENIOR VICE PRESIDENT of REAL ESTATE of MCRIL, LLC, a Virginia limited liability company, who is personally known to me to be the same person as whose name is subscribed to the foregoing instrument, who appeared before me on this day and acknowledged that she/he signed and delivered said instrument as her/his own free and voluntary act and as the free and voluntary act of _____, acting for and on behalf of the limited liability company, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 4th day of August, 2016.

David M Spector
Notary Public

(Seal)

My Commission Expires: 12/26/17



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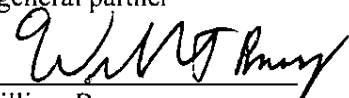
TENANT:

EDENS ANNEX LLC,
a Delaware limited liability company

By: Edens Center Associates, an Illinois
general partnership

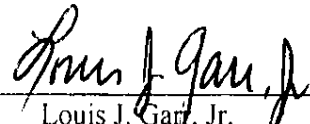
By: JJF-Edens Limited Partnership,
an Illinois limited partnership,
general partner

By: Edens Properties, Inc.,
an Illinois corporation,
general partner

By: 
William Barry
President

By: Antonia-Edens Limited Partnership,
an Illinois limited partnership,
general partner

By: Antonia Holdings I, Inc.,
general partner

By: 
Louis J. Gar, Jr.
President

(Notaries on Following Page)

Property of Cook County Clerk's Office

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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, a Notary Public in and for said County in the State aforesaid, do hereby certify that William Barry, President of Edens Properties, Inc., an Illinois corporation, the General Partner of JJF Edens Limited Partnership, an Illinois limited partnership, a General Partner of Edens Center Associates, an Illinois General Partnership, sole member of EDENS ANNEX LLC, a Delaware limited liability company, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument, as such President appeared before me this day in person and acknowledged that he/she signed and delivered said instrument as his/her own free and voluntary act and as the free and voluntary act of said corporation, partnerships and limited liability company for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 31 day of August, 2016.

Cynthia M. Lee

Notary Public

My Commission Expires: 04-02-2018



STATE OF MISSOURI)
) ss.
COUNTY OF ST. LOUIS)

I, a Notary Public in and for said County in the State aforesaid, do hereby certify that Louis J. Garr, Jr., the President of Antonia-Holdings I, Inc., a Missouri corporation, the General Partner of Antonia-Edens Limited Partnership, an Illinois limited partnership, a General Partner of Edens Center Associates, an Illinois general partnership, sole member of EDENS ANNEX LLC, a Delaware limited liability company, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument, as such President appeared before me this day in person and acknowledged that he signed and delivered said instrument as his own free and voluntary act and as the free and voluntary act of said corporation, partnerships and limited liability company for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 15th day of August, 2016.

Susan W. Brooker

Notary Public

My Commission Expires:

[Signature Pages Continue]



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FEE OWNER CONSENT TO SUB-GROUND LEASE

Bonstores Realty Two, LLC, a Delaware limited liability company (“Bonstores”), as fee owner of the property described in the foregoing Sub-Ground Lease does hereby (a) consent to, approve and acknowledge the execution, delivery and recording of this Memorandum of Sub-Ground Lease, and (b) agree that in the event the Ground Lease between Bonstores, as landlord, and McRIL, LLC, as tenant, is terminated or expires by its own terms, then upon such termination or expiration, provided that Tenant is not in default under the Sub-Ground Lease which default is continuing beyond the applicable notice and cure periods, (i) Bonstores shall not disturb the Tenant’s interest in the Sub-Ground Lease or the interest of any subleases thereunder, (ii) Bonstores will recognize Tenant’s interest in the Sub-Ground Lease and (iii) the Sub-Ground Lease shall become a direct lease between Bonstores and Tenant.

IN WITNESS WHEREOF, the undersigned has executed this Agreement this 4th day of August, 2016.

BONSTORES REALTY TWO, LLC

By: Paul E. Ruby
 Name: Paul E. Ruby
 Title: Senior Vice President – Real Estate

STATE OF WISCONSIN)
)
 COUNTY OF MILWAUKEE)

Before me, the undersigned, a notary public in and for the County and State aforesaid, personally appeared Paul E. Ruby, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledge himself to be the Senior Vice President – Real Estate of BONSTORES REALTY TWO, LLC, a Delaware limited liability company, and that he as such officer being authorized so to do, executed the foregoing instrument for the purposes herein contained, by signing the foregoing instrument as Senior Vice President – Real Estate of said BONSTORES REALTY TWO, LLC, on the day and year therein mentioned.

Witness my hand and seal this 4th day of August, 2016.

David M. Spector
 Notary Public

My commission expires: 12/20/17



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Exhibit A

PREMISES

Legal Description of Permissible Building Area Annex "A"

THAT PART OF LOT 1 IN EDENS PLAZA, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 20, 1967 AS DOCUMENT 20265607, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 00 DEGREES 06 MINUTES 29 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 598.76 FEET TO THE NORTH LINE OF PARCEL 3 DESCRIBED IN THE SPECIAL WARRANTY DEED RECORDED MARCH 29, 2006 AS DOCUMENT NO. 0608827139; THENCE SOUTH 89 DEGREES 27 MINUTES 04 SECONDS EAST ALONG SAID NORTH LINE, 118.04 FEET; THENCE SOUTH 00 DEGREES 10 MINUTES 17 SECONDS WEST, 143.13 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 53 MINUTES 30 SECONDS EAST, 93.54 FEET; THENCE ALONG A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 81.50 FEET AND AN ARC DISTANCE OF 26.66 FEET, THE CHORD OF SAID ARC HAVING A LENGTH OF 26.54 FEET AND A BEARING OF NORTH 80 DEGREES 31 MINUTES 10 SECONDS EAST; THENCE SOUTH 00 DEGREES 04 MINUTES 36 SECONDS EAST, 76.42 FEET TO THE NORTH WALL OF THE EXISTING CARSON'S BUILDING; THENCE ALONG THE NORTH WALL AND WESTERLY EXTENSION THEREOF OF SAID CARSON'S BUILDING THE FOLLOWING 3 COURSES: 1.) SOUTH 89 DEGREES 55 MINUTES 24 SECONDS WEST, 3.25 FEET, 2.) SOUTH 00 DEGREES 04 MINUTES 36 SECONDS EAST, 8.24 FEET, AND 3.) SOUTH 89 DEGREES 55 MINUTES 24 SECONDS WEST, 116.82 FEET; THENCE NORTH 00 DEGREES 10 MINUTES 17 SECONDS EAST, 80.27 FEET TO THE POINT OF BEGINNING.

Legal Description of Permissible Building Area Annex "B"

THAT PART OF LOT 1 IN EDENS PLAZA, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 20, 1967 AS DOCUMENT 20265607, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 00 DEGREES 06 MINUTES 29 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 1,

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A DISTANCE OF 598.76 FEET TO THE NORTH LINE OF PARCEL 3 DESCRIBED IN THE SPECIAL WARRANTY DEED RECORDED MARCH 29, 2006 AS DOCUMENT NO. 0608827139; THENCE SOUTH 89 DEGREES 27 MINUTES 04 SECONDS EAST ALONG SAID NORTH LINE, 269.11 FEET; THENCE SOUTH 00 DEGREES 01 MINUTE 57 SECONDS WEST 117.21 FEET TO THE POINT OF BEGINNING; THENCE ALONG A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 81.50 FEET AND AN ARC DISTANCE OF 24.93 FEET, THE CHORD OF SAID ARC HAVING A LENGTH OF 24.84 FEET AND A BEARING OF NORTH 35 DEGREES 49 MINUTES 06 SECONDS EAST TO A POINT OF REVERSE CURVE; THENCE ALONG SAID REVERSE CURVE, BEING CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 25.00 FEET AND AN ARC DISTANCE OF 55.26 FEET, THE CHORD OF SAID ARC HAVING A LENGTH OF 44.68 FEET AND A BEARING OF SOUTH 89 DEGREES 37 MINUTES 16 SECONDS EAST; THENCE SOUTH 26 DEGREES 17 MINUTES 46 SECONDS EAST, 97.04 FEET TO THE EASTERLY LINE OF SAID PARCEL 3; THENCE SOUTH 00 DEGREES 02 MINUTES 14 SECONDS EAST ALONG SAID EASTERLY LINE 37.36 FEET TO THE EASTERLY EXTENSION OF THE NORTH WALL OF THE EXISTING CARSON'S BUILDING; THENCE ALONG THE NORTH WALL AND EASTERLY EXTENSION THEREOF OF SAID CARSON'S BUILDING THE FOLLOWING 3 COURSES: 1) NORTH 89 DEGREES 58 MINUTES 03 SECONDS WEST, 99.04 FEET, 2.) NORTH 00 DEGREES 01 MINUTE 57 SECONDS EAST, 8.24 FEET AND 3.) NORTH 89 DEGREES 58 MINUTES 03 SECONDS WEST, 3.25 FEET; THENCE NORTH 00 DEGREES 01 MINUTE 57 SECONDS EAST, 96.22 FEET TO THE POINT OF BEGINNING.

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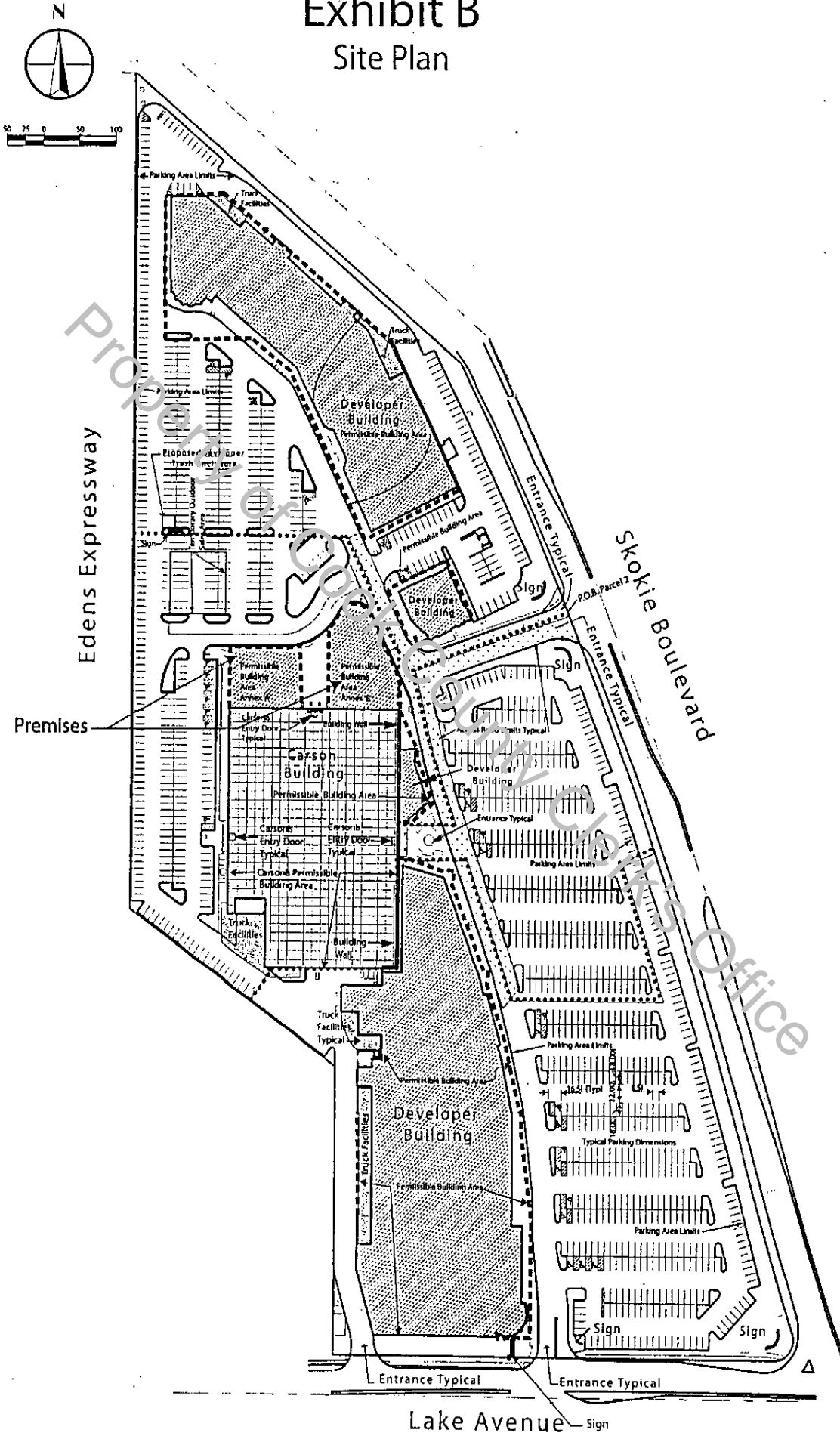
3200 Lake Ave

Wilmette, Ill

60091

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Exhibit B Site Plan



Note: Sign locations may change due to governmental approvals

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EXHIBIT C

CARSON PARCEL

LEGAL DESCRIPTION OF THE CARSON PARCEL

THAT PART OF LOT 1 IN EDENS PLAZA, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 20, 1967 AS DOCUMENT 20265607, IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 1 AFORESAID; THENCE ON AN ASSUMED AZIMUTH OF 129 DEGREES, 36 MINUTES, 27 SECONDS ALONG THE NORTHERLY LINE OF SAID LOT 1, A DISTANCE OF 585.84 FEET TO THE EASTERLY LINE OF SAID LOT 1; THENCE ON AN AZIMUTH OF 153 DEGREES, 45 MINUTES, 59 SECONDS ALONG SAID EASTERLY LINE, BEING ALSO THE WESTERLY LINE OF SKOKIE BLVD., 76.51 FEET TO A POINT OF CURVATURE IN SAID LINE; THENCE SOUTHEASTERLY ALONG A TANGENTIAL CURVE CONCAVE TO THE WEST, RADIUS 5679.65 FEET, CENTRAL ANGLE 02 DEGREES 51, MINUTES 55 SECONDS, 284.03 FEET FOR A POINT OF BEGINNING; THENCE ON AN AZIMUTH OF 250 DEGREES, 52 MINUTES, 06 SECONDS, 223.90 FEET; THENCE ON AZIMUTH OF 166 DEGREES, 51 MINUTES, 28 SECONDS, 113.94 FEET; THENCE ON AN AZIMUTH OF 160 DEGREES, 20 MINUTES, 46 SECONDS, 95.91 FEET; THENCE ON AN AZIMUTH OF 269 DEGREES, 57 MINUTES, 45 SECONDS, 78.44 FEET; THENCE ON AN AZIMUTH OF 359 DEGREES, 57 MINUTES, 45 SECONDS, 223.80 FEET; THENCE ON AN AZIMUTH OF 333 DEGREES, 27 MINUTES, 26 SECONDS, 166.82 FEET; THENCE ON AN AZIMUTH OF 270 DEGREES, 32 MINUTES, 56 SECONDS, 296.68 FEET TO A POINT ON THE WEST LINE OF LOT 1 WHICH IS 598.76 FEET SOUTH OF THE NORTHWEST CORNER THEREOF; THENCE ON AN AZIMUTH OF 179 DEGREES, 53 MINUTES, 30 SECONDS ALONG SAID WEST LINE, 486.59 FEET TO AN ANGLE POINT THEREIN; THENCE ON AN AZIMUTH OF 125 DEGREES 04 MINUTES 59 SECONDS ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 204.00 FEET; THENCE ON AN AZIMUTH OF 35 DEGREES, 04 MINUTES, 59 SECONDS, 50.64 FEET; THENCE ON AN AZIMUTH OF 89 DEGREES, 55 MINUTES, 36 SECONDS, 175.52 FEET; THENCE ON AN AZIMUTH OF 359 DEGREES, 57 MINUTES, 45 SECONDS, 141.04 FEET; THENCE ON AN AZIMUTH OF 89 DEGREES, 57 MINUTES, 45 SECONDS, 93.57 FEET; THENCE ON AN AZIMUTH OF 160 DEGREES, 20 MINUTES, 46 SECONDS, 190.61 FEET; THENCE ON AN AZIMUTH OF 90 DEGREES, 00 MINUTES, 00 SECONDS, 210.19 FEET; THENCE ON AN AZIMUTH OF 341 DEGREES, 36 MINUTES, 33 SECONDS, 185.60 FEET; THENCE ON AN AZIMUTH OF 69 DEGREES, 58 MINUTES, 08 SECONDS, ALONG RADIAL LINE 46.59 FEET TO THE EAST LINE OF LOT 1; THENCE NORTHERLY ALONG SAID EAST LINE AND A CURVE CONCAVE TO THE EAST (BEING ALSO THE WEST LINE OF SKOKIE BLVD.), RADIUS 5679.65 FEET, A CENTRAL ANGLE 03 DEGREES, 20 MINUTES, 14 SECONDS, 330.82 FEET TO THE POINT OF BEGINNING.

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3200 Lake Ave

Wilmette Ill 60091