

UNOFFICIAL COPY



**THIS DOCUMENT PREPARED BY,
and
WHEN RECORDED RETURN TO:**

Michael Fraunces, President
(858) 799-7850
Md7, LLC
10590 W. Ocean Air Drive, Suite 300
San Diego, CA 92130

Doc# 1703717061 Fee \$50.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 02/06/2017 02:34 PM PG: 1 OF 7

Parcel #: 17-16-209-007-0000, 17-16-
209-009-0000, 17-16-209-010-0000, and
17-16-209-011-0000

SPACE ABOVE FOR RECORDER'S USE

Re: Cell Site #: IL1207
Cell Site Name: ADAMS/WELLS (IL)
Fixed Asset Number: 10095358
State: IL
County: Cook

MEMORANDUM OF LEASE

This Memorandum of Lease is entered into on this ____ day of _____, 201__, by and between 200 West Adams, LLC, a Delaware limited liability company, as successor in interest to 200 West Adams Associates NF L.L.C., a Delaware limited liability company, having a mailing address at 200 West Adams Street, Chicago, IL 60606 (hereinafter referred to as "**Landlord**") and New Cingular Wireless PCS, LLC, a Delaware limited liability company, having a mailing address of 575 Morosgo Drive, Atlanta, GA 30324 (hereinafter referred to as "**Tenant**").

1. Landlord and Tenant (or their predecessors in interest) entered into a certain Lease Agreement dated October 14, 1996, as amended by that certain First Amendment dated December 1, 1999, as amended by that certain Second Amendment dated August 11, 2000, as amended by that certain Third Amendment to Lease Agreement dated March 5, 2010, and as further amended by that certain Fourth Amendment to Lease Agreement dated _____, 201__ (hereinafter, collectively, the "**Lease**") for the purpose of installing, operating and maintaining a communications facility and other improvements at Landlord's real property located in the City of Chicago, County of Cook, commonly known as 200 West Adams Street. All of the foregoing are set forth in the Lease.
2. The New Initial Term will be five (5) years ("**New Initial Term**") commencing on October 1, 2017, with five (5) successive five (5) year options to renew.

S yes
P 7
S N
M N
SC yes
E yes
INT yes

UNOFFICIAL COPY

3. The portion of the land being leased to Tenant (the “**Leased Premises**”) is described in **Exhibit 1** annexed hereto.
4. This Memorandum of Lease is not intended to amend or modify, and shall not be deemed or construed as amending or modifying, any of the terms, conditions or provisions of the Lease, all of which are hereby ratified and affirmed. In the event of a conflict between the provisions of this Memorandum of Lease and the provisions of the Lease, the provisions of the Lease shall control. The Lease shall be binding upon and inure to the benefit of the parties and their respective heirs, successors, and assigns, subject to the provisions of the Lease.

[NO MORE TEXT ON THIS PAGE - SIGNATURES TO FOLLOW ON NEXT PAGE]

Property of Cook County Clerk's Office

UNOFFICIAL COPY

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

LANDLORD:

200 West Adams, LLC
a Delaware limited liability company

TENANT:

New Cingular Wireless PCS, LLC,
a Delaware limited liability company

By: 200 West Adams Holding, LLC,
an Oregon limited liability company
Its: Sole Member

By: AT&T Mobility Corporation
Its: Manager

By: Gerding Edlen Green Cities III, L.P.,
a Delaware limited partnership
Its: Sole Member

By: [Signature]
Print Name: JC Mayfield
Professional-Tech Project Mgmt

By: Gerding Edlen Fund Management III,
LLC, a Delaware limited liability
company
Its: General Partner

Title: _____
Date: 24 Oct 2016

By: [Signature]

Print Name: Molly H. Bordenaro

Title: Partner

Date: 11/11/16

[ACKNOWLEDGMENTS APPEAR ON THE NEXT PAGE]

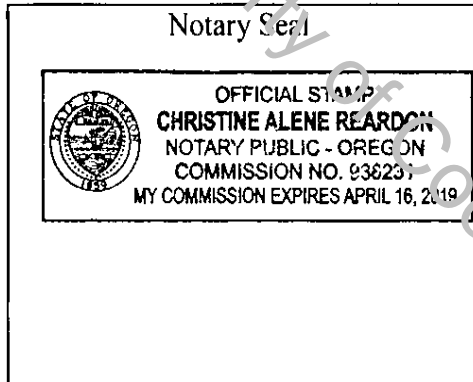
UNOFFICIAL COPY

LANDLORD ACKNOWLEDGEMENT

STATE OF Oregon)
) SS.
 COUNTY OF Multnomah)

I certify that I know or have satisfactory evidence that Molly Bordonaro is the person who appeared before me, and said person acknowledged that said person signed this instrument, on oath stated that said person was authorized to execute the instrument and acknowledged it as the Partner of **Gerding Edlen Fund Management III, LLC**, a Delaware limited liability company, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: 11 / 11 / 2016



Christine Reardon
 (Signature of Notary)
Christine Reardon
 (Legibly Print or Stamp Name of Notary)
 Notary Public in and for the State of
Oregon
 My appointment expires: 4/16/2019

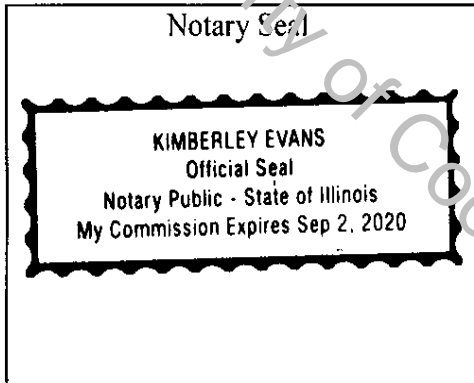
UNOFFICIAL COPY

TENANT ACKNOWLEDGEMENT

STATE OF ILLINOIS)
) SS.
 COUNTY OF COOK)

I certify that I know or have satisfactory evidence that JC Mayfield
 is the person who appeared before me, and said person acknowledged that he/she signed this
 instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged
 it as the Professional-Tech Project Mgmt of AT&T Mobility Corporation, the Manager of New
Cingular Wireless PCS, LLC, a Delaware **limited liability company**, to be the free and
 voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: October 26, 2016



Kimberley Evans
 (Signature of Notary)

Kimberley Evans

(Legibly Print or Stamp Name of Notary)

Notary Public in and for the State of

ILLINOIS

My appointment expires: 9/2/2020

UNOFFICIAL COPY

Exhibit 1 to Memorandum of Lease

Legal Description

Street Address: 200 West Adams Street, Chicago, IL 60606

Parcel #: 17-16-209-007-0000, 17-16-209-009-0000, 17-16-209-010-0000, and
17-16-209-011-0000

That certain Leased Premises (and access and utility easements) on a portion of the real property described as follows:

PARCEL 1:

SUB-LOTS 3, 4 AND 5 IN FIELD AND PERKINS' SUBDIVISION OF LOTS 5, 6, 7 AND PART OF LOTS 5, 6, 7 AND PART OF LOT 8 LYING EAST OF THE EAST LINE OF FRANKLIN STREET IN BLOCK 93 IN SCHOOL SECTION ADDITION IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE SOUTH 22 FEET 10 INCHES OF LOT 9 IN BOLLES SUBDIVISION OF LOT 4 IN BLOCK 93 IN SCHOOL SECTION ADDITION TO CHICAGO IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THAT PART OF THE PRIVATE COURT LYING NORTH OF AND ADJOINING LOT 3 IN FIELD AND PERKINS' SUBDIVISION OF LOTS 5, 6 AND 7 AND PART OF LOT 8 LYING EAST OF THE EAST LINE OF FRANKLIN STREET IN BLOCK 93 IN SCHOOL SECTION ADDITION TO CHICAGO IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF AND ADJOINING THAT PORTION OF THE VACATED PUBLIC ALLEY AS VACATED BY ORDINANCE OF THE CITY COUNCIL APPROVED APRIL 11, 1984 AND RECORDED MAY 4, 1984 AS DOCUMENT 27072384, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

ALL THAT PART OF THE EAST-WEST 20 FOOT PUBLIC ALLEY LYING SOUTH OF THE SOUTH LINE OF LOT 3 IN BLOCK 93 IN SCHOOL SECTION ADDITION TO CHICAGO OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE SOUTH LINE OF LOT 9 IN SUBDIVISION OF LOT 4 IN BLOCK 93 IN SCHOOL SECTION ADDITION AFOREMENTIONED; LYING WEST OF THE WEST LINE OF LOT 5 IN FIELD AND PERKINS' SUBDIVISION OF LOTS 5, 6, 7 AND THAT PART OF LOT 8 LYING EAST OF THE EAST LINE OF SOUTH FRANKLIN STREET ALL IN BLOCK 93 IN SCHOOL SECTION ADDITION AFOREMENTIONED; LYING SOUTH OF THE SOUTH LINE OF LOT 5 IN FIELD AND PERKINS' SUBDIVISION AFOREMENTIONED; LYING WEST OF THE WEST LINE OF LOT 4 IN FIELD AND PERKINS' SUBDIVISION AFOREMENTIONED; LYING NORTH OF THE NORTH LINE OF THE NORTH LINE OF THE EAST-WEST PRIVATE COURT NORTH OF AND ADJOINING LOTS 2 AND 3 IN FIELD AND PERKINS' SUBDIVISION AFOREMENTIONED AND LYING EAST OF THE

UNOFFICIAL COPY

NORTHWARDLY EXTENSION OF THE WEST LINE OF LOT 3 IN FIELD AND PERKINS' SUBDIVISION AFOREMENTIONED; SAID VACATED PART OF THE PUBLIC ALLEY BEING FURTHER DESCRIBED AS THE EAST 48 FEET, MORE OR LESS, OF THE EAST-WEST 20 FOOT PUBLIC ALLEY IN THE BLOCK BOUNDED BY WEST MONROE STREET, WEST ADAMS STREET, SOUTH FRANKLIN STREET, SOUTH FRANKLIN STREET, AND SOUTH WELLS STREET.

PARCEL 5:

THE SOUTH 22 FEET 10 INCHES OF THAT PART OF ORIGINAL LOT 4 LYING WEST OF THE WEST LINE OF THE SUBDIVISION OF ORIGINAL LOT 4 AND EAST OF THE EAST LINE OF ORIGINAL LOT 3 (SAID EAST LINE OF LOT 3, BEING ALSO THE EAST LINE OF THE 10 FOOT PRIVATE ALLEY) IN BLOCK 93 IN SCHOOL SECTION ADDITION TO CHICAGO IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SAID PARCELS 4 THROUGH 5 BEING ALSO DESCRIBED AS FOLLOWS:

LOTS 3, 4 AND 5, FIELD AND PERKINS' SUBDIVISION OF LOTS 5, 6, 7 AND THAT PART OF LOT 8 LYING EAST OF THE EAST LINE OF FRANKLIN STREET, ALL IN BLOCK 93 SCHOOL SECTION ADDITION TO CHICAGO, PART OF LOT 9, BOLLES SUBDIVISION OF LOT 4 IN BLOCK 93 SCHOOL SECTION ADDITION TO CHICAGO, PART OF LOT 4, BLOCK 93, SCHOOL SECTION ADDITION TO CHICAGO, PART OF THE PRIVATE COURT LYING NORTH OF AND ADJACENT TO SAID LOT 3, FIELD AND PERKINS' SUBDIVISION AND LYING SOUTH OF AND ADJACENT TO THAT PORTION OF THE VACATED PUBLIC ALLEY VACATED BY DOCUMENT NUMBER 27072384, CITY OF CHICAGO, COOK COUNTY, ILLINOIS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 4; THENCE NORTH 89 DEGREES 41 MINUTES 00 SECONDS WEST, 128.27 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 32 SECONDS EAST, 199.39 FEET; THENCE SOUTH 89 DEGREES 47 MINUTES 21 SECONDS EAST, 36.98 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 27 SECONDS EAST, 22.83 FEET; THENCE SOUTH 89 DEGREES 47 MINUTES 28 SECONDS EAST, 91.25 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 222.46 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THE RIGHTS GRANTED FOR THE MAINTENANCE OF WINDOWS AND THE WEST WALL OF THE 200 WEST ADAMS BUILDING AS MORE FULLY SET FORTH IN PARTY WALL ABROGATION AND LICENSE AGREEMENT DATED APRIL 10, 1996 RECORDED DECEMBER 2, 1996 AS DOCUMENT NUMBER 96908320 IN THE OFFICE OF THE RECORDER OF DEEDS FOR COOK COUNTY, ILLINOIS.