



Doc# 1809929069 Fee \$50.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 04/09/2018 02:42 PM PG: 1 OF 7

This instrument prepared by:  
Brian K. Kozminski, Esq.  
Levenfeld Pearlstein, LLC  
2 N. LaSalle Street, Suite 1300  
Chicago, Illinois 60606

After recording mail to:  
R2 Companies, LLC  
1130 W. Monroe St.  
Chicago, IL 60607  
Brendan Z. Mason

MEMORANDUM OF LEASE

THIS MEMORANDUM OF LEASE ("Memorandum"), dated for reference purposes as of March 29, 2018, is entered into by and between 1422 KINGSBURY PARTNERS, LLC, a Delaware limited liability company ("Landlord"), and RECREATIONAL EQUIPMENT, INC., a Washington corporation ("Tenant").

WHEREAS, Landlord and Tenant have executed that certain Lease ("Lease") dated for reference purposes as of March 29, 2018, covering certain premises and related improvements ("Premises") in a certain building situated on real property located in the City of Chicago, County of Cook, State of Illinois (the "Property"), which Property is more particularly described in Exhibit A attached hereto and incorporated herein by this reference; and

WHEREAS, Landlord and Tenant desire to record notice of the Lease in the Official Records of Cook County, Illinois.

NOW, THEREFORE, in consideration of the foregoing, Landlord and Tenant hereby declare as follows:

1. Demise. Landlord has leased the Premises to Tenant and Tenant has leased the Premises from Landlord, subject to the terms, covenants and conditions contained in the Lease.

2. Term; Commencement Date. The term of the Lease of the Premises under the Lease ("Term") is for a period of fifteen (15) years, commencing on one hundred eighty (180) days after the later of: (a) the Delivery Date (as defined in the Lease), or (b) the date on which Tenant has received all necessary permits, but in any case no later than the date Tenant opens for business to the public in the Premises. Tenant also has three (3) options, under the Lease, to extend the Term pursuant to the Lease for, at Tenant's election, additional terms of five (5) years each.

3. Use. Tenant may use and occupy the Premises for a retail store, including, but not limited to, the retail sale of sporting goods, outdoor gear, recreational equipment, clothing, footwear, and other related goods and services of a similar manner and quality as Tenant's other comparable stores, or any other lawful use subject to the Existing Exclusives set forth in the Lease, all as set forth in the Lease.

4. Exclusive Use. During the term of Tenant's Lease, no tenant in the Project or in any adjacent properties now or hereafter owned by Landlord or an affiliate of Landlord, other

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than Tenant, shall operate any business engaged in the sale of specialty sporting goods, outdoor gear, equipment or clothing, including related footwear, as more particularly provided in the Lease.

5. Tenant Zone. Without Tenant's prior written consent, Landlord shall not make any changes to the common areas depicted on Exhibit B as the "REI Zone", all as more particularly set forth in the Lease.

6. Lease Controlling. This Memorandum is solely for the purpose of giving constructive notice of the Lease. In the event of conflict between the terms of the Lease and this Memorandum, the terms of the Lease shall control.

7. Release. Upon expiration or earlier termination of the Lease, Tenant shall, at its sole expense, remove this Memorandum from the title records pertaining to the Property.

IN WITNESS WHEREOF, Landlord and Tenant have executed this Memorandum as of the date and year first written above.

**LANDLORD**

**1422 KINGSBURY PARTNERS, LLC,**  
a Delaware limited liability company

By: 860-1422 JV, LLC, a Delaware  
limited liability company  
Its: Manager

By: 860-1422 R2, LLC, a Delaware limited  
liability company,  
Its: Manager

By: \_\_\_\_\_  
Name: Matthew C. Gerdan  
Title: Manager

**TENANT**

**RECREATIONAL EQUIPMENT, INC.,**  
a Washington corporation

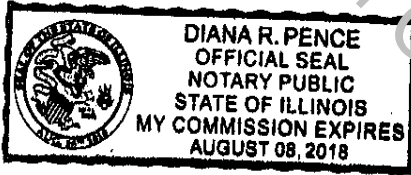
By: Jerry Stritzke  
Name: Jerry Stritzke  
Title: Chief Executive Officer

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STATE OF ILLINOIS )  
 ) ss.  
COUNTY OF COOK )

On this 29<sup>th</sup> day of March, 2018, before me, a Notary Public in and for the State of Illinois, duly commissioned and sworn, personally appeared Matthew G. Garrison, to me known to be the Manager of 860-1422 R2, LLC, the manager of 860-1422 JV, LLC, the manager of 1422 Kingsbury Partners, LLC, named in and which executed the foregoing instrument; and he acknowledged to me that he signed the same as the free and voluntary act and deed of said company for the uses and purposes therein mentioned. I certify that I know or have satisfactory evidence that the person appearing before me and making this acknowledgment is the person whose true signature appears on this document.

WITNESS my hand and official seal the day and year in this certificate above written.



Diana Pence

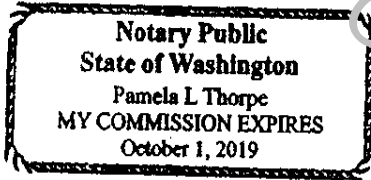
Signature \_\_\_\_\_  
Print Name Diana Pence  
NOTARY PUBLIC in and for the State of  
Illinois, residing at Lisle, IL.  
My commission expires 8/8/18.

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STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF KING )

On this 26th day of March, 2018, before me, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Jerry Stritzke, to me known to be the Chief Executive Officer of **RECREATIONAL EQUIPMENT, INC.**, the corporation named in and which executed the foregoing instrument; and they acknowledged to me that they signed the same as the free and voluntary act and deed of said corporation for the uses and purposes therein mentioned. I certify that I know or have satisfactory evidence that the person appearing before me and making this acknowledgment is the person whose true signature appears on this document.

WITNESS my hand and official seal the day and year in this certificate above written.



Pamela L. Thorpe  
Signature  
Print Name Pamela L. Thorpe

NOTARY PUBLIC in and for the State of  
Washington, residing at Puyallup, WA  
My commission expires 10/1/2019

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## EXHIBIT A

### LEGAL DESCRIPTION OF REAL PROPERTY

Tax Parcel Number: 17-05-220-006-0000

That certain tract of land situated in the County of Cook, State of Illinois and more particularly described below:

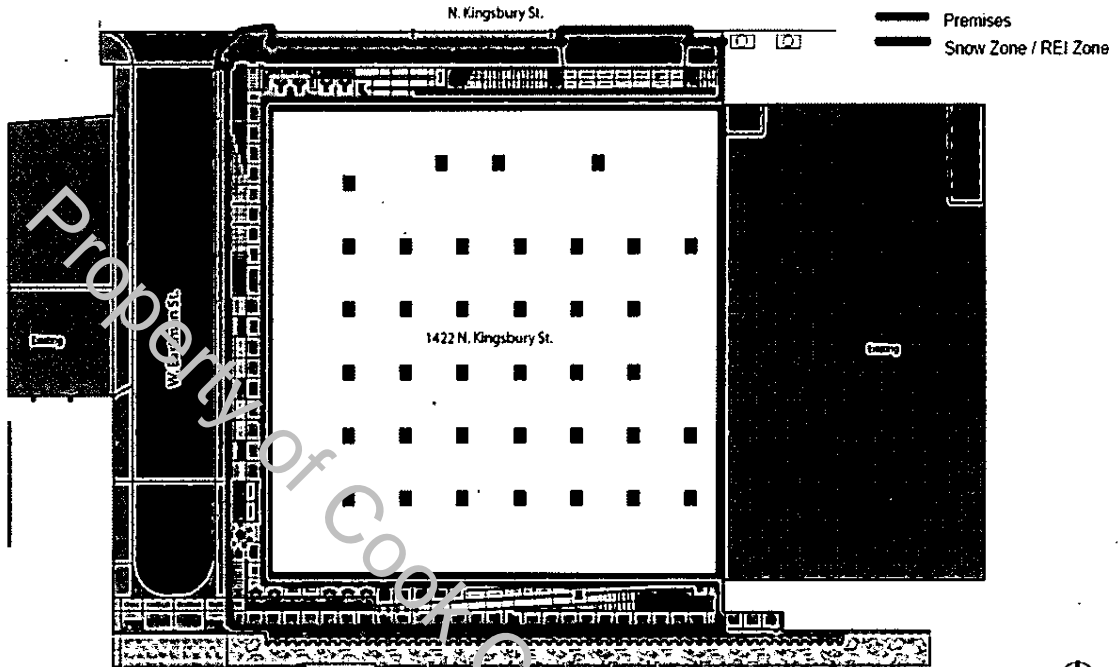
Lots 1, 2, 3 and the Northwesterly 49.05 feet of Lot 4 in Block 62 in Chicago Land Company's Resubdivision of Blocks 36, 37, 46, 47, 48, 55, 56, 62, 63, 70, 71, 74 and 84 and Lot 1 of Block 50 in Elston's Addition to Chicago in Section 5, Township 39 North, Range 14 East of the Third Principal Meridian in Cook County, Illinois.

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## EXHIBIT B

### DEPICTION OF REI ZONE

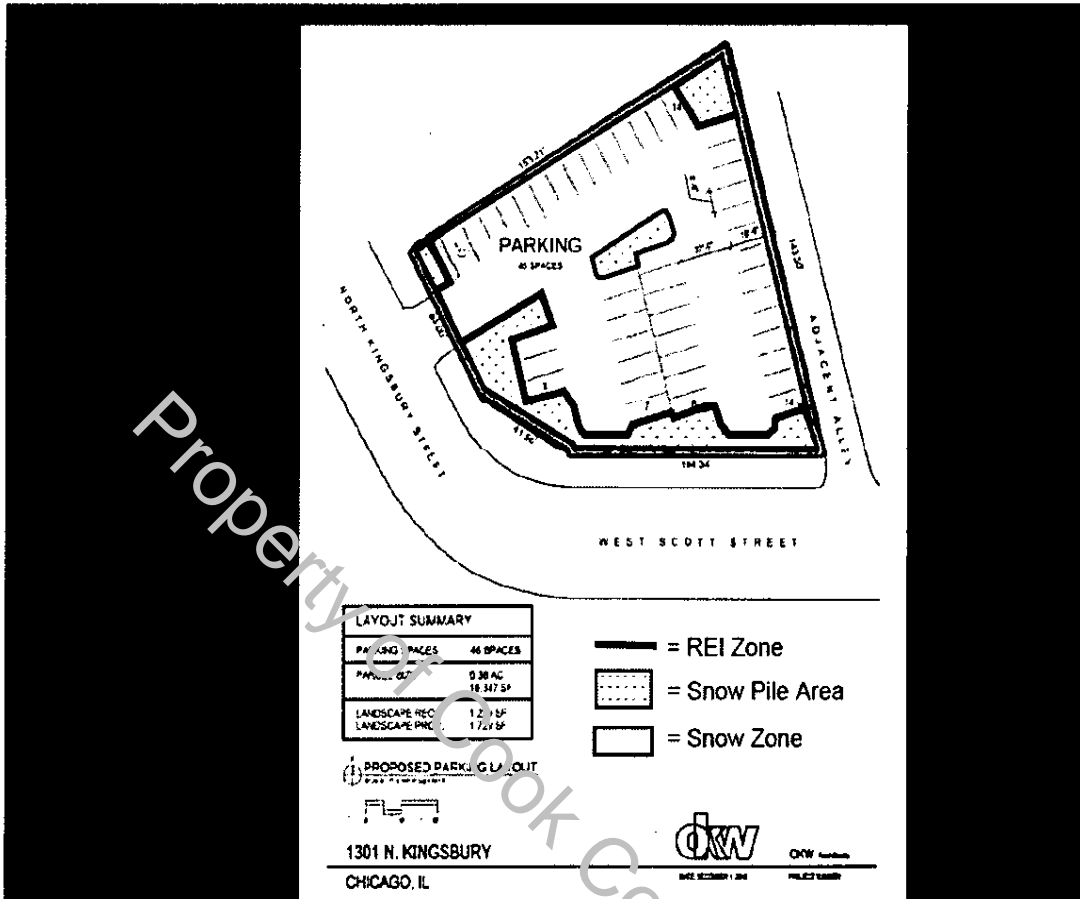


**CALLISORTKL**  
A DESIGN CONSULTANCY OF ARCADIS

SITE PLAN

FOR DIAGRAMMATIC PURPOSES ONLY  
REI - LINCOLN PARK  
02/19/18

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