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1816534040

Doc# 1816534040 Fee \$50.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 06/14/2018 11:06 AM PG: 1 OF 7

SPACE ABOVE FOR RECORDERS USE ONLY

Prepared under local supervision by:

Leanne Welds, Esq.
Simpson Thacher & Bartlett LLP
425 Lexington Ave, NY, NY 10017

When recorded, return to:

Chicago Title #LaQ-18000362-JGT
711 Third Ave, #500, NY, NY 10017

SHORT FORM LEASE

dated as of 5/30/18

THIS SHORT FORM LEASE ("Short Form Lease") is between CPLG CHICAGO L.L.C, a Delaware limited liability company, having an address c/o CorePoint Operating Partnership L.P., 909 Hidden Ridge, Suite 600, Irving, Texas 75038 (herein referred to as "Landlord") and CorePoint TRS L.L.C., a Delaware limited liability company, having an address at c/o CorePoint Operating Partnership L.P., 909 Hidden Ridge, Suite 600, Irving, Texas 75038 (herein referred to as "Tenant").

WITNESSETH

That in consideration of the rents, covenants and conditions more particularly set forth in a certain Lease Agreement between Landlord and Tenant entered into as of 5/30/18 (the "Lease"), a complete copy of which is on file at the office of the Landlord set forth above, Landlord and Tenant do hereby covenant, promise and agree as follows:

A. Demised Premises.

Landlord does demise and lease unto Tenant and Tenant does take and lease from Landlord for the term hereinafter provided, and any extension thereof, the following property described on SCHEDULE A hereto, together with the buildings and other improvements now or hereafter

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located thereon. Said land, buildings and improvements shall be hereinafter collectively referred to as the "Demised Premises".

B. Capitalized terms used herein and not otherwise defined shall have the meanings ascribed to them in the Lease.

C. Lease Term is in accordance with the following Sections of the Lease:

2.3 Fixed Term.

The initial term of this Agreement (the "Fixed Term") shall commence on MAY 30, 2018 (the "Commencement Date") and shall expire on the sixth anniversary of the last day of the month in which the Commencement Date occurs unless sooner terminated in accordance with the provisions hereof.

2.4 Renewal Term.

(a) Provided that no Event of Default shall have occurred and be continuing, this Agreement shall automatically extend for [two renewal terms of five (5) years each] (each such renewal a "Renewal Term") unless Tenant elects, by providing Notice no later than 30 months prior to the scheduled expiration of the Term of this Agreement or the previous Renewal Term, as applicable, to terminate this Agreement upon the expiration of the then current Term. Any such Notice to terminate shall, if given, be irrevocable, but Tenant's failure to terminate shall not preclude Landlord from exercising any of its rights to terminate this Agreement in accordance with the terms hereof.

(b) Each Renewal Term shall commence on the day succeeding the expiration of the Fixed Term or the preceding Renewal Term, as the case may be. All of the terms, covenants and provisions of this Agreement shall apply to each such Renewal Term. Tenant shall have no right to extend the Term beyond the expiration of the last Renewal Term. If Tenant does not give Notice that it elects to terminate this Agreement in accordance with this Section 2.4, this Agreement shall automatically renew at the end of the Term then in effect as provided in the preceding paragraph.

This Short Form Lease is executed and submitted for recording to impart constructive notice as to the existence of the Lease.

The Lease is binding upon the parties hereto, their successors and/or assigns.

To the extent there are any inconsistencies between this Short Form Lease and the Lease, the Lease shall govern and control.

This Short Form Lease may be executed in counterparts, which, when taken together, shall constitute one (1) original.

[Signatures and notarial acknowledgements appear on the following page]

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This instrument has been duly executed, acknowledged and delivered by the undersigned pursuant to proper authority as of the day and year first above written.

LANDLORD:

CPLG CHICAGO L.L.C., a Delaware limited liability company

By: David Bradtke
Name: David Bradtke
Title: Senior Vice President, Tax

The following acknowledgment page, including notary execution, is hereby incorporated by reference into this page as if set forth hereon in its entirety.

Property of Cook County Clerk's Office

UNOFFICIAL COPY

COUNTY OF DALLAS, STATE OF TX:

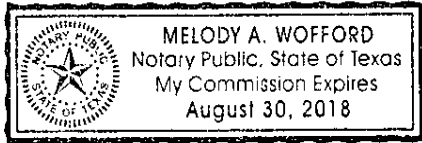
Multi-State-Acknowledgment:

On 5/ 21 /18, before me, the undersigned officer, personally appeared David Bradtke personally known and acknowledged himself / herself to me (or proved to me on the basis of satisfactory evidence) to be the Senior Vice President, Tax of the foregoing executing entity (hereinafter, the "Entity") and that as such officer, being duly sworn, and being authorized to do so pursuant to its bylaws or a resolution, executed, subscribed and acknowledged the due execution of the foregoing instrument for the purposes therein contained, by signing the name of the Entity by himself / herself in his / her authorized capacity as such officer as his / her free and voluntary act and deed and the free and voluntary act and deed of said Entity. *** Witness my hand and official seal.

Uniform-Acknowledgment --- Supplemental to the foregoing acknowledgment:

On 5/ 21 /18, before me, the undersigned, a Notary Public in and for said State, personally appeared David Bradtke, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he / she / they executed the same in his / her / their authorized capacity(ies), and that by his / her / their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument. *** Witness my hand and official seal.

Melody A. Wofford
Notary Public - My commission expires 08/30/18



County Clerk's Office

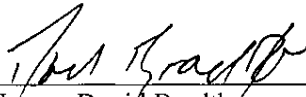
UNOFFICIAL COPY

In witness whereof:

This instrument has been duly executed, acknowledged and delivered by the undersigned pursuant to proper authority as of the day and year first above written.

TENANT:

COREPOINT TRS L.L.C., a Delaware limited liability company

By: 
Name: David Bradtke
Title: Senior Vice President, Tax

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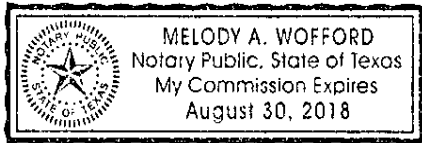
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Melody A. Wofford
Notary Public - My commission expires 08/30/18



CLERK'S OFFICE OF COOK COUNTY

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SCHEDULE-A
LEGAL-DESCRIPTION

PARCEL 1:

THE WEST 1/2 OF LOT 2 IN BLOCK 94 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 2:

LOT 1 (EXCEPT THE WEST 40 FEET THEREOF TAKEN FOR FRANKLIN STREET) IN BLOCK 94 IN SCHOOL SECTION ADDITION TO CHICAGO, IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

APN: 17-16-202-002, 17-16-202-001

Common Address: One South Franklin, Chicago, IL 60606

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