

UNOFFICIAL COPY



1911945004

Doc# 1911945004 Fee \$46.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 04/29/2019 09:42 AM PG: 1 OF 5

BOB SANDERS
①

Prepared by and upon recording
return to:

Gary D. Knopf, Esq.
Troutman Sanders LLP
800 Peachtree Street NE, Suite 3000
Atlanta, Georgia 30308

FIRST AMENDMENT TO SHORT FORM LEASE

THIS SHORT FORM LEASE (this "Short Form Lease") is entered into as of this 5th day of April, 2019, by and between TMT POINTE PLAZA, INC., a Delaware corporation ("Landlord"), and CHICK-FIL-A, INC., a Georgia corporation ("Tenant").

RECITALS:

A. Landlord and Tenant have entered into a Ground Lease dated August 7, 2018, as amended by the First Amendment to Ground Lease dated October 22, 2018, as amended by the Second Amendment to Ground Lease dated October 29, 2018, as amended by the Third Amendment to Ground Lease dated November 27, 2018 and as amended by the Fourth Amendment to Ground Lease dated April 5, 2019 (collectively, the "Lease"), as evidenced by the Short Form Lease dated July 20, 2018, recorded November 8, 2018 as Document 1831204026 (the "Original Short Form Lease").

B. Landlord and Tenant desire to file this First Amendment to Short Form Lease to amend certain provisions of the Original Short Form Lease, and provide record notice of the other terms of the Lease as further set forth below.

NOW, THEREFORE, for and in consideration of the mutual covenants contained in this Short Form Lease and in the Lease, Landlord and Tenant hereby agree as follows:

1. Commencement Date. Notwithstanding anything to the contrary contained in the Lease, the Commencement Date is April 5, 2019.

2. Additional Easements Over Adjoining Property. Landlord grants to Tenant, for the term of this Lease, the following additional rights and easements over the Adjoining Property:

R

UNOFFICIAL COPY

- (i) General vehicular and pedestrian access over the access roads and sidewalks, respectively, as the same may exist from time to time on the Adjoining Property; and
 - (ii) Parking over the parking areas, as the same may exist from time to time on the Adjoining Property.
3. No Modification. Except as expressly modified by this Amendment, the terms of the Short Form Lease will remain in full force and effect.

[Signatures begin on the following page]

Property of Cook County Clerk's Office

**COOK COUNTY
RECORDER OF DEEDS**

UNOFFICIAL COPY

Landlord and Tenant have caused this First Amendment to Short Form Lease to be executed on the day, month and year set out above.

"LANDLORD"

TMT POINTE PLAZA, INC., a Delaware corporation

By: *Keith Edwards*
Name: *Keith Edwards*
Title: *Vice President*

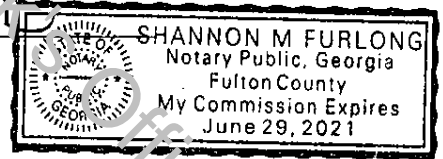
(CORPORATE SEAL)

STATE OF GA)
) SS.
COUNTY OF Fulton)

On this 27 day of March, 2019, before me appeared Keith Edwards to me personally known, who, being by me duly sworn, did say that they are the Vice President of TMT POINTE PLAZA, INC., a Delaware corporation, and said Vice President acknowledged that they executed this instrument on behalf of said corporation by authority of the Board of Directors of said corporation and acknowledged said instrument as the free act and deed of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid on the day and year above written.

Shannon M. Furlong
Notary Public



My Commission Expires: June 29, 2021

UNOFFICIAL COPY

EXHIBIT A

DESCRIPTION OF LAND

Lot 7 in Pointe Plaza Subdivision, being a subdivision of Lot 2 in Annie Mullen Subdivision, being a subdivision of part of the south ¼ of Section 29, Township 41 North, Range 13, east of the Third Principal Meridian, according to the plat thereof recorded December 22, 1999 as Document No. 09188471 in Cook County, Illinois.

5650 W Touhy Ave, Niles, IL 60714

Pin: 10-29-403-030-0000

Property of Cook County Clerk's Office