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This instrument prepared by
and after recording return to:

Lesley Armour, Esq.
Kooperman Mentel Ferguson Yaross Ltd.
100 South Fourth Street
Suite 100
Columbus, OH 43215



Doc# 2030240136 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 10/28/2020 03:25 PM PG: 1 OF 3

TERMINATION OF MASTER LEASE

THIS TERMINATION OF MASTER LEASE ("Agreement") is made as of the 20th day of October, 2020 (the "Effective Date") by and between Mahogany Shops 47, LLC, an Ohio limited liability company ("Landlord") and Mahogany Chicago 47, LLC, an Ohio limited liability company ("Tenant").

WHEREAS, Landlord owns fee simple title to the real estate legally described on Exhibit A, attached hereto and incorporated herein by reference, and all improvements located thereon (the "Premises");

WHEREAS, pursuant to that certain Master Lease by and between Landlord and Tenant dated February 15, 2013, and recorded in the records of the Cook County Recorder of Deeds on February 15, 2013 as Document Number 1304641125 (including any amendments thereto, the "Master Lease"), Tenant leased from Landlord the Premises;

WHEREAS, pursuant to the Master Lease, Tenant executed various Space Leases for the Premises, and Tenant has heretofore assigned all of its right, title and interest in and to the Space Leases to Landlord; and

WHEREAS, Landlord and Tenant desire to terminate the Master Lease, effective as of the date of this Agreement.

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. Recitals Incorporated. The foregoing recitals are incorporated herein by reference into this Agreement as though set forth at length.
2. Termination. Landlord and Tenant hereby agree that the Master Lease is terminated as of the Effective Date and shall hereafter be of no further force and effect.

2-31102 3 of 6

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S	-
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SC	Y
E	-
MT	JA

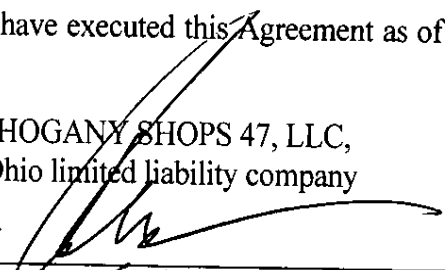
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- 3. Defined Terms. Capitalized terms used herein but not defined shall have the same meaning attributed to them in the Master Lease.

IN WITNESS WHEREOF, Landlord and Tenant have executed this Agreement as of the date first set forth above.

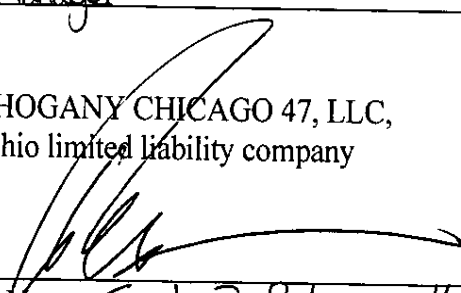
LANDLORD:

MAHOGANY SHOPS 47, LLC,
an Ohio limited liability company

By: 
 Print Name: Frank R. Petruziello
 Its: Manager

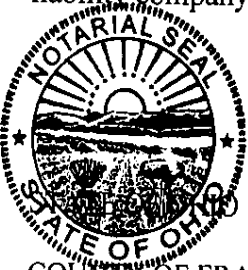
TENANT:

MAHOGANY CHICAGO 47, LLC,
an Ohio limited liability company

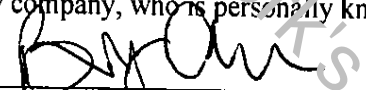
By: 
 Print Name: Frank R. Petruziello
 Its: Manager

STATE OF OHIO)
)
 COUNTY OF FRANKLIN)

The foregoing instrument was acknowledged before me this 13th day of October, 2020, by Frank R. Petruziello as Manager of MAHOGANY SHOPS 47, LLC, an Ohio limited liability company, on behalf of the limited liability company, who is personally known to me.

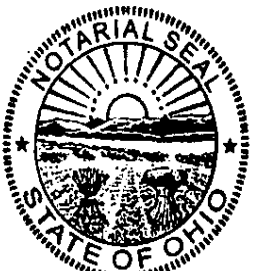


BRADY ARMOUR
 Notary Public, State of Ohio
 My Commission Expires 10-21-2023

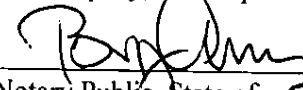

 Notary Public, State of Ohio
 My Commission Expires: 10-21-23

COUNTY OF FRANKLIN)
)
)

The foregoing instrument was acknowledged before me this 13th day of October, 2020, by Frank R. Petruziello as Manager of MAHOGANY CHICAGO 47, LLC, an Ohio limited liability company, on behalf of the limited liability company, who is personally known to me.



BRADY ARMOUR
 Notary Public, State of Ohio
 My Commission Expires 10-21-2023


 Notary Public, State of Ohio
 My Commission Expires: 10-21-23

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1 (FEE):

LOTS 2, 3, 4, 5, 6, AND 7 IN THE SHOPS & LOFTS RESUBDIVISION, BEING A VERTICAL SUBDIVISION IN THE NORTH ½ OF THE NORTHEAST ¼ OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH PLAT WAS THEREOF RECORDED OCTOBER 20, 2016 AS DOCUMENT NUMBER 1629429101.

PARCEL 2 (EASEMENT):

EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY RECIPROCAL EASEMENT AND OPERATING AGREEMENT DATED AS OF FEBRUARY 1, 2013 AND RECORDED FEBRUARY 15, 2013 AS DOCUMENT NUMBER 1304641106.