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THIS INSTRUMENT PREPARED BY AND AFTER RECORDING MAIL TO:

Peter B. Loughman, Esq.
102 N. Vine Street
Hinsdale, IL 60521

Doc# 2215125019 Fee \$88.00

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

KAREN A. YARBROUGH
COOK COUNTY CLERK

DATE: 05/31/2022 12:49 PM PG: 1 OF 5

2018

TERMINATION OF LEASE AND RELEASE OF MEMORANDUM OF LEASE

THIS TERMINATION OF LEASE AND RELEASE OF MEMORANDUM OF LEASE ("Release"), dated May 12, 2022 (but effective as of the "Effective Date" defined below), is made by EINSTEIN AND NOAH CORP., a Delaware corporation ("Tenant"), as successor in interest to Great Lakes Bagels, L.L.C., a Delaware limited liability company ("Great Lakes").

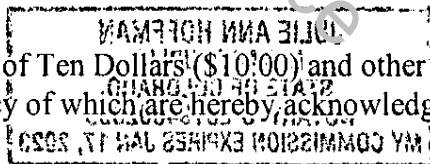
Recitals:

A. Great Lakes, as tenant, and Dun Ran Corporation, an Illinois corporation ("Dun Ran"), as landlord, were the parties to that certain Lease dated September 5, 1996, as amended (the "Lease"), covering certain premises and improvements located at 987 East Dundee Road, Palatine, Cook County, IL 60074 ("Premises"). The Lease is evidenced by that certain Memorandum of Lease dated December 30, 1996 and recorded with the Cook County Recorder's Office on January 31, 1997 as Document 97071935 ("Memorandum"). Dun Ran's right, title and interest in the Lease and the Memorandum have been merged into Don-A-Bar, LLC, an Illinois limited liability company ("Don-A-Bar").

B. The Lease expires as of the Effective Date pursuant to that certain Lease Extension Agreement dated February 23, 2022.

C. Tenant desires (i) to terminate the Lease and the Memorandum as of the Effective Date and (ii) to release any and all right, title and interest which it has or may have acquired by, under or pursuant to the Memorandum as of the Effective Date.

NOW, THEREFORE, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Tenant hereby declares and agrees as follows:



1. Tenant completely and unconditionally terminates the Lease and the Memorandum as of the Effective Date. Tenant releases any and all right, title and interest which it has or may have acquired by, under or pursuant to the Memorandum as of the Effective Date.

2. This Release shall be effective only if and when the sale of the Premises by Don-A-Bar, as seller, to Dundee Properties, LLC, an Illinois limited liability company, as purchaser, is

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closed. The date on which the foregoing condition is satisfied is referred to herein as the "Effective Date".

IN WITNESS WHEREOF, the undersigned has executed and delivered this Release as of the day and year first above written, to be effective as of the Effective Date.

TENANT: EINSTEIN AND NOAH CORP., a Delaware corporation

By: [Signature]
Name: Michael W. Davis
Title: Chief Legal Officer

ACKNOWLEDGEMENT

STATE OF COLORADO

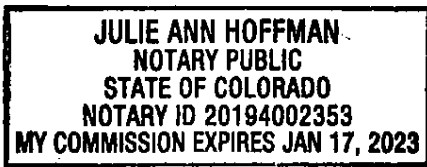
COUNTY OF Jefferson)
) ss.

The foregoing instrument was acknowledged before me this 15th day of May, 2022, by Julie Hoffman as Legal of EINSTEIN AND NOAH CORP., a Delaware corporation.

Witness my hand and official seal.

[Signature]
Notary Public

My commission expires:



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ATTORNEYS' TITLE GUARANTY FUND, INC.

LEGAL DESCRIPTION

Permanent Index Number:

Property ID: 02-12-101-007

Property ID: 02-12-101-008

Property ID: 02-12-101-009

Property ID: 02-12-101-027

Property ID: 02-12-101-028

Property Address:

973 N Rand Rd

Palatine, IL 60074

Legal Description:

PARCEL 1:

THAT PART OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTH LINE OF SAID NORTHWEST QUARTER, 605.70 FEET EAST OF THE NORTHWEST CORNER THEREOF, SAID POINT OF BEGINNING BEING ALSO THE INTERSECTION OF THE CENTERLINE OF RAND ROAD AND DUNDEE ROAD; THENCE EAST ALONG SAID NORTH LINE OF SAID NORTHWEST QUARTER OF SECTION 12, A DISTANCE OF 376 FEET; THENCE SOUTHWESTERLY IN A STRAIGHT LINE WHICH MAKES AN ANGLE OF 60 DEGREES, 09 MINUTES AS MEASURED FROM WEST TO SOUTHWEST, 270.70 FEET TO A POINT IN THE CENTERLINE OF SAID RAND ROAD; THENCE NORTHWESTERLY ALONG THE CENTERLINE OF SAID RAND ROAD, 336.50 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS, (EXCEPT THOSE PARTS OF RAND ROAD AND DUNDEE ROAD TAKEN OR USED FOR HIGHWAY PURPOSES).

For information only:

973 Rand Road, Palatine, Illinois 60074

PIN: 02-12-101-007; and 02-12-101-008 (part)

PARCEL 2:

THAT PART OF THE NORTHWESTERLY 17 FEET (AS MEASURED ALONG THE CENTERLINE OF RAND ROAD) OF THAT PART OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTH LINE OF SAID NORTHWEST QUARTER, 981.70 FEET EAST OF THE NORTHWEST CORNER THEREOF; THENCE EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, BEING ALONG ALSO THE CENTERLINE OF DUNDEE ROAD, 185.50 FEET; THENCE SOUTHWESTERLY IN A STRAIGHT LINE WHICH MAKES AN ANGLE WITH THE LAST DESCRIBED COURSE OF 62 DEGREES AND 45 MINUTES AS MEASURED FROM WEST TO SOUTHWEST, 410.50 FEET TO A POINT IN THE CENTERLINE OF RAND ROAD; THENCE NORTHWESTERLY ALONG THE CENTERLINE OF RAND ROAD, 185.50 FEET; THENCE NORTHEASTERLY IN A STRAIGHT LINE WHICH MAKES AN ANGLE OF 104 DEGREES AND 21 MINUTES AS MEASURED FROM SOUTHEAST TO EAST AND NORTHEAST, 270.70 FEET TO THE PLACE OF BEGINNING, (EXCEPTING THEREFROM THAT PART LYING NORTHEASTERLY OF A LINE DRAWN FROM A POINT ON THE EASTERLY LINE OF THE ABOVE DESCRIBED PREMISES, 175 FEET SOUTHWESTERLY OF THE CENTERLINE OF DUNDEE ROAD, TO A POINT ON THE WESTERLY LINE OF AFORESAID

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PREMISES, 117 FEET SOUTHWESTERLY OF SAID CENTERLINE OF DUNDEE ROAD AND ALSO EXCEPTING THEREFROM THAT PART TAKEN FOR RAND ROAD), IN COOK COUNTY, ILLINOIS.

For information only:

975 Rand Road, Palatine, Illinois 60074

PIN: 02-12-101-009 (part)

PARCEL 3:

THAT PART OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTH LINE OF SAID NORTHWEST QUARTER, 981.70 FEET EAST OF THE NORTHWEST CORNER THEREOF; THENCE EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, BEING ALSO ALONG THE CENTERLINE OF DUNDEE ROAD, 185.50 FEET; THENCE SOUTHWESTERLY IN A STRAIGHT LINE WHICH MAKES AN ANGLE WITH THE LAST DESCRIBED COURSE OF 62 DEGREES AND 45 MINUTES AS MEASURED FROM WEST TO SOUTHWEST, 410.50 FEET TO A POINT IN THE CENTERLINE OF RAND ROAD; THENCE NORTHWESTERLY ALONG THE CENTERLINE OF RAND ROAD, 185.50 FEET; THENCE NORTHEASTERLY IN A STRAIGHT LINE WHICH MAKES AN ANGLE OF 104 DEGREES AND 21 MINUTES AS MEASURED FROM SOUTHEAST TO EAST AND NORTHEAST, 270.70 FEET TO THE PLACE OF BEGINNING, (EXCEPTING THEREFROM THAT PART LYING NORTHEASTERLY OF A LINE DRAWN FROM A POINT ON THE EASTERLY LINE OF THE ABOVE DESCRIBED PREMISES, 175 FEET SOUTHWESTERLY OF THE CENTERLINE OF DUNDEE ROAD, TO A POINT ON THE WESTERLY LINE OF AFORESAID PREMISES, 117 FEET SOUTHWESTERLY OF SAID CENTERLINE OF DUNDEE ROAD AND ALSO EXCEPTING THE NORTHWESTERLY 17 FEET AS MEASURED ALONG THE CENTERLINE OF RAND ROAD AND ALSO EXCEPTING THEREFROM THAT PART TAKEN FOR RAND ROAD), IN COOK COUNTY, ILLINOIS.

For information only:

975 Rand Road, Palatine, Illinois 60074

PIN: 02-12-101-009 (part)

PARCEL 4:

THAT PART OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTH LINE OF SAID NORTHWEST QUARTER, 981.70 FEET EAST OF THE NORTHWEST CORNER THEREOF; THENCE EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, BEING ALSO ALONG THE CENTERLINE OF DUNDEE ROAD, 185.50 FEET; THENCE SOUTHWESTERLY IN A STRAIGHT LINE WHICH MAKES AN ANGLE WITH THE LAST DESCRIBED COURSE OF 62 DEGREES AND 45 MINUTES AS MEASURED FROM WEST TO SOUTHWEST, 410.50 FEET TO A POINT IN THE CENTERLINE OF RAND ROAD; THENCE NORTHWESTERLY ALONG THE CENTERLINE OF RAND ROAD, 185.50 FEET; THENCE NORTHEASTERLY IN A STRAIGHT LINE WHICH MAKES AN ANGLE OF 104 DEGREES AND 21 MINUTES AS MEASURED FROM SOUTHEAST TO EAST AND NORTHEAST, 270.70 FEET TO THE PLACE OF BEGINNING, (EXCEPTING THEREFROM THAT PART LYING SOUTHWESTERLY OF A LINE DRAWN FROM A POINT ON THE EASTERLY LINE OF THE ABOVE DESCRIBED PREMISES, 175 FEET SOUTHWESTERLY OF THE CENTERLINE OF DUNDEE ROAD, TO A POINT ON THE WESTERLY LINE OF AFORESAID PREMISES, 117 FEET SOUTHWESTERLY OF SAID CENTERLINE OF DUNDEE ROAD AND ALSO EXCEPTING THEREFROM THAT PART TAKEN FOR DUNDEE ROAD), IN COOK COUNTY, ILLINOIS.

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For information only:
 975 Rand Road, Palatine, Illinois 60074
 PIN: 02-12-101-008 (part)

PARCEL 5:

THAT PART OF LOT 1 OF FREMD FIRST ADDITION, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 12, 1957 AS DOCUMENT NUMBER 16928705 IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTH LINE OF SAID NORTHWEST QUARTER, 1167.20 FEET EAST OF THE NORTHWEST CORNER THEREOF; THENCE EAST ALONG SAID NORTH LINE OF THE NORTHWEST QUARTER, BEING ALSO ALONG THE CENTERLINE OF DUNDEE ROAD, 207.41 FEET; THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF SAID LOT 1, 542.84 FEET TO A POINT IN THE CENTERLINE OF RAND ROAD (SAID POINT BEING 622.0 FEET SOUTHEASTERLY OF THE INTERSECTION OF THE CENTERLINE OF RAND ROAD AND DUNDEE ROAD, BEING ON SAID NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 12); THENCE NORTHWESTERLY ALONG SAID CENTERLINE OF RAND ROAD, 100.00 FEET; THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY LINE OF SAID LOT 1, 410.50 FEET TO THE PLACE OF BEGINNING, (EXCEPTING THEREFROM THAT PART OF DUNDEE ROAD AND RAND ROAD HERETOFORE DEDICATED AND OR TAKEN OR USED FOR HIGHWAY PURPOSES), IN COOK COUNTY, ILLINOIS.

For information only:
 1597 N. Rand Road, Palatine, Illinois 60074
 PIN: 02-12-101-027

-and-

987 Dundee Road, Palatine, Illinois 60074
 PIN: 02-12-101-028

The property addresses and permanent index numbers listed herein are provided solely for informational purposes, without warranty as to accuracy or completeness and are not hereby insured.