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KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/17/2022 11:25 AM PG: 1 OF 7

MEMORANDUM OF LEASE AGREEMENT

This Memorandum of Lease Agreement (the "Memorandum") is entered into, effective as of June 1, 2022, by and between BRIAN L. LEMAY, ("Landlord"), whose address for purposes hereof is 905 S. Menard Ave., Chicago, IL 60644, and CHICAGO STUDIO SERVICES LLC, an IL limited liability company ("Tenant"), with its address for notice purposes being 5660 W. Taylor St., Chicago, IL 60644.

Recitals

A. Landlord and Tenant have entered into a Lease Agreement (the "Lease") dated as of March 19, 2022, pursuant to which Landlord has demised and let to Tenant 905 S. Menard Ave., Chicago, IL 60644, as more particularly described on Exhibit A (legal description) attached hereto and made a part hereof (the "Leased Premises").

B. Landlord and Tenant desire to execute this Memorandum, which is to be recorded in the Public Records of Cook County, Illinois, in order that third parties may have notice of the estate of Tenant in the Leased Premises and of the Lease.

Agreement

NOW, THEREFORE, in consideration of the rents and covenants provided for in the Lease to be paid and performed by Tenant, Landlord does hereby demise and let unto Tenant the Leased Premises on the terms, and subject to the conditions set forth in the Lease, among which are the following:

1. TERM. The initial term of the Lease shall be for a period of Twenty-Nine (29) years, commencing June 1, 2022, and ending on May 31, 2051.

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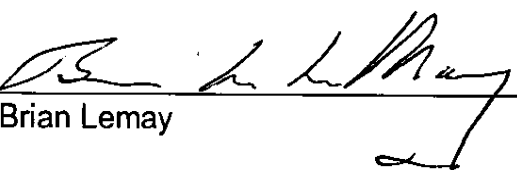
2. THE PREMISES consists of that portion of the Building shown on the plan attached to the Lease, as Lease Exhibit A (consisting of ground floor and mezzanine space). Tenant shall have the exclusive right to use the parking lot owned by the Landlord across Menard Ave., opposite side of the Building (the "Parking Lot").

3. The LEASED PROPERTY consists of the Building, together with the land upon which the Building is situated, all easements, licenses and rights-of-way appurtenant to said land and all personal property, fixtures and equipment of Landlord which are used in the operation of the Building and said land.

4. INCORPORATION OF LEASE TERMS BY REFERENCE. All of the terms, conditions, provisions and covenants of the Lease are incorporated in this Memorandum by reference as though written out at length herein. In the event of any inconsistency between the provisions of this Memorandum and those of the Lease, the provisions of the Lease shall control. Copies of the Lease are held by both Landlord and Tenant at their respective addresses first set forth above.

IN WITNESS WHEREOF, the Landlord and Tenant have caused this Memorandum to be executed by their respective duly authorized representatives as of the date first above written.

Landlord: BRIAN L. LEMAY

By: 
Brian Lemay

Tenant: STUDIO SERVICES LLC, an IL limited liability company

By: _____
John Crededio, Manager

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2. THE PREMISES consists of that portion of the Building shown on the plan attached to the Lease, as Lease Exhibit A (consisting of ground floor and mezzanine space). Tenant shall have the exclusive right to use the parking lot owned by the Landlord across Menard Ave., opposite side of the Building (the "Parking Lot").

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Landlord: BRIAN L. LEMAY

By: 
Brian Lemay

Tenant: STUDIO SERVICES LLC, an IL limited liability company

By: 
John Crededio, Manager

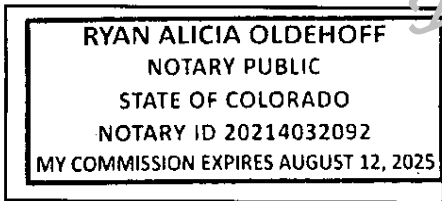
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Colorado
State of ~~Illinois~~

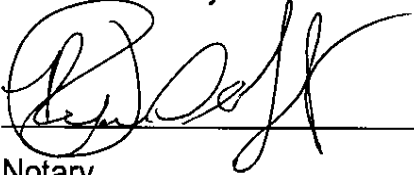
SS.

County of ~~Cook~~ Eagle

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Brian L. Lemay, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed, and delivered the instrument as his free and voluntary act, for the purposes therein set forth.



Given under my hand and official seal this 9 day of June, 2022.



Notary

Prepared by:

Robert Rothstein
Attorney at Law
123 W. Madison St., Suite 123
Chicago, IL 60602

After Recording, Return to:

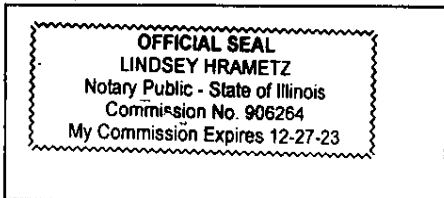
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State of Illinois

SS:

County of Cook

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that John Crededio, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed, and delivered the instrument as his free and voluntary act, for the purposes therein set forth.



Given under my hand and official seal this 10 day of June, 2022.

Lindsey Hrametz

Notary

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EXHIBIT A

Legal Description

THAT PART OF BLOCK 9 IN ANDREW WARREN JR'S RESUBDIVISION OF PART OF WARREN PARK, A SUBDIVISION IN SECTION 17, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS, LYING EAST OF THE CENTER LINE OF THE SOUTHEAST $\frac{1}{4}$ OF SAID SECTION 17 AND LYING WESTERLY OF THE WESTERLY LINE OF THE 17 FOOT WIDE STRIP OF LAND GRANTED TO THE BALTIMORE AND OHIO CHICAGO TERMINAL RAILROAD COMPANY BY THE AGREEMENT RECORDED JANUARY 20, 1917 AS DOCUMENT NO. 6034440. THE CENTER LINE OF SAID 17 FOOT WIDE STRIP OF LAND IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF WEST 12TH STREET (ROOSEVELT ROAD) AND THE NORTH AND SOUTH CENTER LINE OF THE WEST $\frac{1}{2}$ OF THE SOUTHEAST $\frac{1}{4}$ OF THE SOUTHEAST $\frac{1}{4}$, AFORESAID; THENCE NORTH ALONG SAID CENTER LINE TO A POINT OF TANGENCY WITH A CURVED LINE, SAID CURVED LINE BEING CONVEXED NORTHEASTERLY, HAVING A RADIUS OF 359.26 FEET AND BEING TANGENT TO SAID CENTER LINE AND TANGENT TO A LINE 18 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE BALTIMORE AND OHIO CHICAGO TERMINAL RAILROAD COMPANY'S RIGHT OF WAY; THENCE NORTHWESTERLY ALONG SAID CURVED LINE TO ITS INTERSECTION WITH THE SOUTH LINE OF SAID RIGHT OF WAY, THE SOUTH LINE OF SAID RIGHT OF WAY COINCIDING WITH THE NORTH LINE OF BLOCK 9 IN ANDREW WARREN, JR'S RESUBDIVISION OF PART OF WARREN PARK IN SAID SECTION 17.

16-17-400-014-0000

905 S. Menard Ave., Chicago, IL 60644

LOT 1 IN BLOCK 8 IN WILLIAM F. HIGGINS PARK ADDITION, BEING A SUBDIVISION OF THAT PART OF THE WEST $\frac{1}{2}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 17, TOWNSHIP 30 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE SOUTH LINE OF THE RIGHT OF WAY OF THE BALTIMORE AND OHIO CHICAGO TERMINAL RAILROAD, IN COOK COUNTY, ILLINOIS.

16-17-408-013-0000

1000 S. Menard Ave., Chicago, IL 60644

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LOT 2 IN BLOCK 8 IN WILLIAM F. HIGGINS PARK ADDITION, BEING A SUBDIVISION OF THAT PART OF THE WEST ½ OF THE SOUTHWEST ¼ OF SECTION 17, TOWNSHIP 30 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE SOUTH LINE OF THE RIGHT OF WAY OF THE BALTIMORE AND OHIO CHICAGO TERMINAL RAILROAD, IN COOK COUNTY, ILLINOIS.

16-17-408-014-0000

1004 S. Menard Ave., Chicago, IL 60644

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