

# UNOFFICIAL COPY

Doc#: 2334633121 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 12/12/2023 10:25 AM Pg: 1 of 5

Return to: \_\_\_\_\_

Fidelity National Title \_\_\_\_\_

7130 Glen Forest Dr #300 \_\_\_\_\_

Richmond, VA 23226 \_\_\_\_\_

## RECORDING COVER PAGE

Permanent Parcel Number: 10-26-401-089

Property Address:

3220-3240 W Touhy Ave

Skokie, IL 60076

Prepared By	Flatiron Power	225 Canyon Boulevard	Boulder CO, 80502
	Name	Address	City, State & Zip Code

\*Please note – This cover page has been attached to the document for recording purpose.  
It is a permanent part of the document and has been included in the page count.

This instrument is being filed as an accommodation only. It has not been examined as to its execution, insurability, or affect on title.

5000003209

# UNOFFICIAL COPY

---

Space Above This Line Reserved For Recorder's Use

## MEMORANDUM OF LEASE

**THIS MEMORANDUM OF LEASE** (this "*Memorandum*"), effective as of the date this Memorandum is fully executed (the "*Effective Date*"), is entered into by and between Lessor and Lessee, each defined below. Lessor and Lessee are sometimes hereinafter referred to collectively as the "*Parties*".

**NOW, THEREFORE**, in consideration of the promises and the mutual agreements herein contained, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereto agree as follows.

### SECTION 1. AGREEMENT

(a) Capitalized Terms. Capitalized terms used but not otherwise defined in this Memorandum shall have the meanings ascribed to them in the Lease.

(b) Lease Term and Premises. Lessor leases to Lessee, and Lessee leases from Lessor, under the Lease Agreement (the "*Lease*") executed on July 12, 2022, the Leased Premises located at 3220-3240 W Touhy Ave, Skokie, IL 60076, PIN Number 10-26-401-080, as specified in the Lease and Exhibit A attached hereto. The term of the Lease shall commence on the effective date of the Lease and shall terminate twenty-five (25) years following the Facility Operation Date (the "Termination Date") unless extended, as applicable.

(c) Provisions Binding on Lessor. The provisions of the Lease to be performed by Lessor, whether affirmative or negative in nature, are intended to and shall bind Lessor and its successors, and shall inure to the benefit of Lessee and its successors. This Memorandum is a memorandum of the Lease and is subject to all of the terms, covenants and conditions provided in the unrecorded Lease and in no way modifies the provisions of the Lease. If the terms of this instrument are inconsistent with the terms of the Lease, the terms of the Lease shall prevail.

(d) Counterparts. This Memorandum may be executed in one or more counterparts, each of which, when so executed and delivered, shall be deemed an original, but all of which, taken together, shall constitute one and the same instrument.

*[Remainder of Page Blank; Signature Page Follows]*

# UNOFFICIAL COPY

IN WITNESS WHEREOF, the Parties hereto have executed this Memorandum as of the Effective Date.

**LESSOR**

Metro Storage Skokie, LLC,  
A Delaware Limited Liability Company

By: [Signature]  
Printed Name:  
Printed Title: **MARTIN J. GALLAGHER**  
Date: 10/23/2023 **PRESIDENT**

**LESSEE**

Flatiron Power Holdings I, LLC,  
A Delaware Limited Liability Company

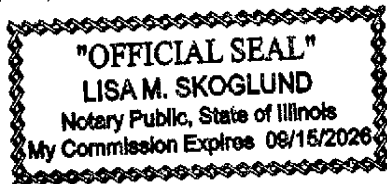
By: [Signature]  
Printed Name: **DAVID RIESS**  
Printed Title: **Manager**  
Date: 11/22/2023

State of IL  
County of LAKE

Signed or attested before me on  
10/23/2023 (date) by  
Martin J. Gallagher (name/s of person/s).

[Signature]  
(Signature of Notary Public)

(Seal)

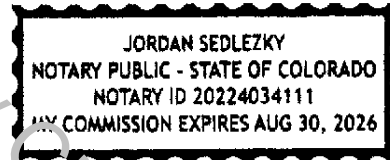


State of Colorado  
County of Boulder

Signed or attested before me on  
11-22-23 (date) by  
David Riess (name/s of person/s).

[Signature]  
(Signature of Notary Public)

(Seal)



# UNOFFICIAL COPY

## Exhibit A

### DESCRIPTION OF LEASED PREMISES

*[Remainder of Page Blank; Exhibit Follows]*

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## Legal Description of Property

### Parcel 1:

Lot 1 in Metro Storage Resubdivision, being a Resubdivision of part of the Southeast 1/4 of Section 26, Township 41 North, Range 13, East of the Third Principal Meridian, according to the Plat thereof recorded August 7, 2015 as document NO. 1521929005, in Cook County, Illinois.

### Parcel 2:

Non-exclusive easements for the benefit of Parcel 1 for ingress and egress, parking and other matters contained in Second Amended and Restated Declaration of Mutual Easement and Restrictions recorded February 25, 1991 as Document No. 91085415.

Parcel 1 Common Property Address: 3220 West Touhy, Skokie, IL 60076

Parcel 1 Permanent Index Numbers: 10-26-401-089-0000

## Leased Premises

The roof-mounted Facility shall be located at the Property, indicated by the perimeter outline(s) below. Additional utility interconnection equipment may be located on the Property outside of this area, as required by the Utility.

