

# UNOFFICIAL COPY

This Instrument Prepared By:

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Chicago, Illinois 60606



After Recording Return To:

c/o Blue Owl Real Estate Capital  
LLC  
30 N LaSalle St., Suite 4140  
Chicago, Illinois 60602  
Attention: Asset Management

Doc# 2409408027 Fee \$88.00  
ILRHSP FEE:\$18.00 RPRF FEE:\$1.00  
KAREN A. YARBROUGH  
COOK COUNTY CLERK'S OFFICE  
DATE: 4/3/2024 1:34 PM  
PAGE: 1 OF 5

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

## MEMORANDUM OF LEASE AGREEMENT

THIS MEMORANDUM OF LEASE AGREEMENT (this "**Memorandum**") is made as of this 2nd day of April, 2024, by and between TENSFIL001 LLC, a Delaware limited liability company ("**Landlord**"), and TENNECO INC., a Delaware corporation ("**Tenant**").

1. Memorandum of Lease of Premises. This Memorandum is recorded in connection with, and as evidence of, that certain Lease Agreement (as may be amended from time to time, the "**Lease**") dated as of the date hereof, by and between Landlord (as successor in interest to TEN Portfolio Owner LLC) and Tenant for that certain real property and the improvements thereon as more particularly described in the Lease (and which real property includes, without limitation, the land described on Exhibit A attached hereto and made a part hereof (the "**Premises**"). The Lease is incorporated by reference into this Memorandum. Capitalized terms used herein and not otherwise defined shall have the meanings ascribed to such terms in the Lease.

2. Lease Term and Certain Other Provisions. The initial Term of the Lease commenced on December 6, 2022, and expires on December 31, 2042. Tenant has five (5) options to extend the initial Term of the Lease pursuant to the applicable provisions thereof for an additional term of five (5) years each.

3. Purpose of Memorandum; Conflicting Provisions. The purpose of this Memorandum is to make the Lease a matter of public record. If a provision of this Memorandum conflicts with a provision in the Lease, the provision in the Lease will control.

4. Counterparts; Successors. This Memorandum may be executed in multiple counterparts, each of which shall be deemed an original instrument, and all of which, taken together, shall constitute one and the same instrument. The signature of a party hereto to any

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counterpart hereof shall be deemed a signature to, and may be appended to, any other counterpart hereof. During the Term of the Lease, (a) this Memorandum shall be deemed to run with the land, and (b) this Memorandum shall be binding upon, and shall inure to the benefit of, the transferees, successors, and assigns of the respective parties hereto to the extent the corresponding transfer is not in violation of the terms of the Lease.

**[Signature Pages Follow]**

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IN WITNESS WHEREOF, Landlord and Tenant have duly executed this Memorandum of Lease Agreement as of the day and year first above written.

LANDLORD:

TENSKIL001 LLC, a Delaware limited liability company

By: MP  
Name: Michael Reiter  
Title: Authorized Representative

STATE OF Illinois )  
COUNTY OF COOK )

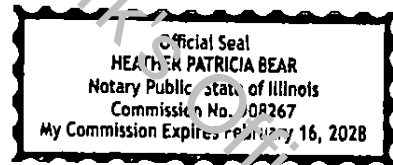
I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Michael Reiter, whose name as Authorized Representative of TENSKIL001 LLC, a Delaware limited liability company, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that being informed of the contents of said instrument, he, as such Authorized Representative and with full authority, executed the same voluntarily for and as the act of said limited liability company, acting in his capacity as Authorized Representative of said limited liability company as aforesaid.

Given under my hand and official seal, this 25 day of March, 2024.

MP  
Notary Public

AFFIX SEAL

My commission expires: 2/16/28



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TENANT:

TENNECO INC.,  
a Delaware corporation

By: 

Name: Paul Nelson

Title: Vice President, Global Real Estate & Facilities

STATE OF Colorado )  
COUNTY OF Arapahoe )

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Paul Nelson, whose name as Vice President, Global Real Estate & Facilities of Tenneco Inc., a Delaware corporation, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such [officer] and with full authority, executed the same voluntarily for and as the act of said limited liability company, acting in its capacity as Vice President, Global Real Estate & Facilities of said limited liability company as aforesaid.

Given under my hand and official seal, this 27 day of March, 2024.

**DOROTHEA BRALEY**  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20234016600  
MY COMMISSION EXPIRES MAY 02, 2027

Dorothea Braley  
Notary Public

AFFIX SEAL

My commission expires: May 02, 2027

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## EXHIBIT A

### Legal Description of Land Included in the Premises

#### PARCEL 1:

LOT 1 OF H & M REALTY SUBDIVISION, BEING A SUBDIVISION 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 JUNE 25, 1999 AS DOCUMENT 99616231, IN COOK COUNTY, ILLINOIS.

#### PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS AS CONTAINED ON THE PLAT THEREOF RECORDED JUNE 25, 1999 AS DOCUMENT 99616231, IN COOK COUNTY, ILLINOIS.

Address: 7300 & 7450 N. McCormick Boulevard, Skokie, IL 60076

Tax Parcel ID No.: 10-26-402-058-0000

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