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SHORT FORM OF LEASE

AND OF OPTION TO PURCHASE

69-84-805  
03

This Short Form of Lease and of Option to Purchase ("Short Form") made and entered into as of the 30<sup>th</sup> day of October, 1985, by and between Chicago Title and Trust Company, as Trustee under a trust agreement dated June 15, 1985 and known as Trust No. 1085200, and Six Anchors Limited Partnership, a Maryland limited partnership (hereinafter collectively called "Landlord") and CPS Realty Partnership, an Illinois general partnership, (hereinafter called "Tenant"):

17<sup>ee</sup>

WITNESSETH

WHEREAS, Landlord and Tenant have entered into a Lease dated as of October 31<sup>st</sup>, 1985, in which Landlord has let and demised to Tenant the premises described in Exhibit A attached hereto and made a part hereof, (hereinafter called the "Lease"); and

WHEREAS, Landlord and Tenant desire to enter into this Short Form which is to be recorded in order that third parties may have notice of the separate estates of Landlord and Tenant and the existence of the Lease in connection with the premises legally described on Exhibit A and of Tenant's option to purchase the premises legally described on Exhibit A.

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This instrument prepared by Heather Gilchrist

Heather Gilchrist  
Sidley & Austin  
One First National Plaza  
Chicago, Illinois 60603

BOX 333 - TH

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SEP 198 2008

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NOW, THEREFORE, Landlord, in consideration of the rents and covenants provided in the Lease to be paid and performed by Tenant, does hereby let and demise unto Tenant, and Tenant does hereby lease and hire from Landlord, upon and subject to the terms, covenants and conditions contained in the Lease, the premises legally described on Exhibit A, (the "Land"), together with:

(a) a department store building containing 515,885 ± square feet of gross floor area located on the Land and all fixtures, excluding trade fixtures, machinery, and equipment constituting a part thereof, including, without limitation, all furnaces, boilers, heaters, electrical equipment, heating, plumbing, refrigerating, ventilating, waste disposal, air-cooling and air-conditioning apparatus and sprinkler systems (the "Improvements"); and

(b) all rights-of-way or uses, privileges, franchises, servitudes, licenses, easements, tenements, hereditaments and appurtenances now or hereafter belonging or appertaining to any of the foregoing, including those with respect to lands adjacent to the land referred to in Exhibit A;

All hereinafter collectively referred to as the "Demised Premises";

to have and hold such Demised Premises for a term commencing on the date hereof and continuing through 11:59 p.m. on February 3, 2001, unless extended at Tenant's option as provided for in Section six (6) of the Lease, for one or more of the following additional periods commencing February 4, 2001 and terminating January 28, 2006, commencing January 29, 2006 and terminating January 30, 2016,

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COOK COUNTY ILLINOIS  
FILED FOR RECORD 8 5 7 2

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SIX ANCHORS LIMITED PARTNERSHIP

By: DWT Venture, Incorporated

By:



U.L.C. President

Attest:

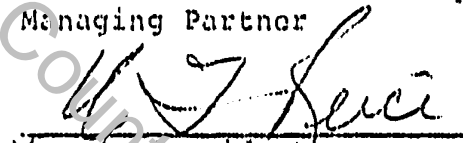
  
Assistant Secretary

Tenant:

CPS REALTY PARTNERSHIP

By: Carson Pirie Scott & Company  
Managing Partner

By:

  
Vice President

Attest:

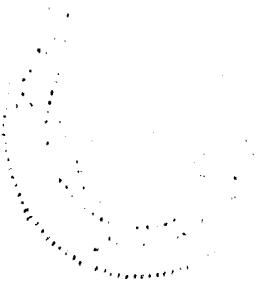
  
Assistant Secretary

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8/18/2011 10:11:11 AM





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11/16/20

STATE OF ILLINOIS )  
COUNTY OF COOK )

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SS

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I, the undersigned, a Notary Public in and for said County, and the State aforesaid, DO HEREBY CERTIFY that \_\_\_\_\_, who is \_\_\_\_\_ President of Chicago Title and Trust Company, and \_\_\_\_\_, who is \_\_\_\_\_ Secretary of said corporation, who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such President and \_\_\_\_\_ Secretary, respectively, and personally known to be such \_\_\_\_\_ President and \_\_\_\_\_ Secretary, respectively, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary acts as such \_\_\_\_\_ President and \_\_\_\_\_ Secretary, as aforesaid, and as the free and voluntary act of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this \_\_\_\_\_ day of October, 1985.

\_\_\_\_\_  
Notary Public

My Commission Expires \_\_\_\_\_

STATE OF ILLINOIS )  
COUNTY OF COOK )

SS

I, the undersigned, a Notary Public in and for said County, and the State aforesaid, DO HEREBY CERTIFY that Donovan M. Hamm Jr., who is vice President of DWT Venture, Incorporated, and Red Wark III, who is Asst Secretary of said corporation, who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such vice President and asst Secretary, respectively, and personally known to me to be such vice President and asst Secretary, respectively, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary acts as such vice President and asst Secretary as aforesaid and as the free and voluntary act of the corporation, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 30th day of October, 1985.

Marilyn C. Katz  
Notary Public

My Commission Expires

March 14, 1987

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EXHIBIT A  
8 5 2 6 1 5 7 2

LINCOLN MALL

PARCEL 1:

LOT 2 IN LINCOLN MALL, BEING A SUBDIVISION OF PART OF THE SOUTH WEST 1/4 OF SECTION 22, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 2:

THE RECIPROCAL AND NON-EXCLUSIVE EASEMENTS FOR INGRESS AND EGRESS, PARKING OF VEHICLES, PASSAGE AND ACCOMMODATION OF PEDESTRIANS, THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, RELOCATION AND REMOVAL OF STORM AND SANITARY SEWERS, WATER LINES AND GAS MAINS, ELECTRICAL POWER LINES, TELEPHONE LINES AND OTHER UTILITY LINES, STORM WATER RETENTION BASIN, FIRE PROTECTION WATER STORAGE TANK AND PUMPHOUSE FACILITIES, THE CONSTRUCTION, RECONSTRUCTION, ERECTION AND MAINTENANCE OF COMMON FOUNDATIONS, FOOTINGS, SUPPORTS, CANOPIES, ROOFS, BUILDING AND OTHER OVERHANGS, AWNINGS, ALARM BELLS, SIGNS, LIGHTS AND LIGHTING DEVICES, UTILITY VAULTS AND OTHER SIMILAR APPURTENANCES, AND FOR THE PURPOSE OF THE DEVELOPMENT AND CONSTRUCTION OR RECONSTRUCTION OF IMPROVEMENTS, CREATED AND GRANTED AS APPURTENANCES TO THE AFORESAID PARCEL 1, ALL CREATED, DEFINED AND LIMITED BY THAT CERTAIN RECIPROCAL CONSTRUCTION OPERATION AND EASEMENT AGREEMENT DATED MARCH 7, 1972 AND RECORDED ON MARCH 24TH 1972 AS DOCUMENT NUMBER 21846183 BY AND BETWEEN CHICAGO TITLE AND TRUST COMPANY, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 4, 1971 AND KNOWN AS TRUST NUMBER 57420, CARSON PIRIE SCOTT AND COMPANY, A DELAWARE CORPORATION, J. C. PENNY PROPERTIES, INC., A DELAWARE CORPORATION, MONTGOMERY WARD DEVELOPMENT CORPORATION, A DELAWARE CORPORATION AND WIEBOLDT STORES, INC., AN ILLINOIS CORPORATION, IN, ON, OVER, UPON AN UNDER LOTS 1, 3, 4, 5 AND 6 IN LINCOLN MALL SUBDIVISION AFORESAID AS SHOWN ON THE PLAT PLAN ATTACHED TO SAID RECIPROCAL CONSTRUCTION OPERATION AND EASEMENT AGREEMENT

PARCEL 3:

THE RECIPROCAL AND NON-EXCLUSIVE EMTS FOR INGRESS AND EGRESS AND FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, RELOCATION AND REMOVAL OF STORM AND SANITARY SEWERS, WATER LINES AND GAS MAINS, ELECTRICAL POWER LINES, TELEPHONE LINES AND OTHER UTILITY LINES, CREATED AND GRANTED AS APPURTENANCES TO THE AFORESAID PARCEL 1, ALL CREATED, DEFINED AND LIMITED BY THE CERTAIN TOTAL SITE AGREEMENT DATED MARCH 7, 1972 AND RECORDED MARCH 24, 1972 AS DOCUMENT 21846182 BY AND BETWEEN CHICAGO TITLE AND TRUST COMPANY, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 4, 1971 AND KNOWN AS TRUST NUMBER 57420, CARSON PIRIE SCOTT AND COMPANY, A DELAWARE CORPORATION, MONTGOMERY WARD DEVELOPMENT CORPORATION, A DELAWARE CORPORATION, WIEBOLDT STORES, INC., AN ILLINOIS CORPORATION, AND CHICAGO TITLE AND TRUST COMPANY, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 30, 1971 AND KNOWN AS TRUST NUMBER 57855, IN, ON, OVER, UPON AND UNDER LOTS 1, 3, 4, 5, 8, 9, 10, 11 AND 12 IN LINCOLN MALL SUBDIVISION AFORESAID AS SHOWN ON THE PLOT PLAN ATTACHED TO THE SAID TOTAL SITE AGREEMENT.

PERMANENT INDEX #31223000 <sup>023-0000</sup> 00230000

X' Rt. 30 - Lincoln Highway / Cicero Avenue, Matteson

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