

MEMORANDUM OF LEASE

THIS MEMORANDUM OF LEASE (hereinafter referred to as the "Memorandum") dated the 8th day of April, 1986, by and between CHICAGO UNION STATION COMPANY, an Illinois corporation (hereinafter referred to as "Lessor"), and CHICAGO TITLE AND TRUST COMPANY, not personally but as Trustee under Trust Agreement dated April 16, 1985, and known as Trust No. 1086781 (hereinafter referred to as "Lessee").

W I T N E S S E T H:

1. This document is the memorandum of that certain unrecorded lease dated April 8, 1986 (hereinafter referred to as "Lease"), between Lessor and Lessee.

2. Pursuant to the Lease, Lessor leased to Lessee certain real estate located in Chicago, Cook County, Illinois, legally described on Exhibit A attached hereto and made a part hereof (hereinafter referred to as "Lessor's Real Estate").

3. The term of the Lease is ninety-nine (99) years, which term became effective on October 1, 1985.

4. The Lessee is the owner of certain real estate located in Chicago, Cook County, Illinois, legally described on Exhibit B attached hereto and made a part hereof (hereinafter referred to as "Lessee's Real Estate"). In the event Lessee shall be in default under the Lease, Lessor has been granted the right to purchase Lessee's Real Estate under the terms set forth in the Lease.

5. The Lease also provides that upon termination of the Lease, Lessor has the option to either purchase Lessee's Real Estate or to require Lessee to purchase Lessor's Real Estate under the terms set forth in the Lease.

6. This Memorandum is not a complete summary of the Lease. The provisions in this Memorandum shall not be used in interpreting the provisions of the Lease. In the event of conflict between this Memorandum and the Lease, the Lease shall control.

7. It is expressly understood and agreed by and between the parties hereto, anything herein to the contrary notwithstanding, that each and all of the representations, covenants, undertakings and agreements herein made on the part of Chicago Title and Trust Company, not personally but as Trustee aforesaid while in form purporting to be the representations, covenants, undertakings and agreements of said Trustee are nevertheless each and every one of them, made and intended not as personal representations, covenants, undertakings and agreements by said Trustee or for the purpose or with the intention of binding said Trustee personally but are made and intended for the purpose of binding the trust property, and this instrument is executed and delivered by said Trustee, not in its own right, but solely in the exercise of the powers conferred upon it as such Trustee; and that no personal liability or personal responsibility is assumed by nor shall, at any time, be asserted or enforceable against under said Trust Agreement, on account of this instrument or on account of any representation, covenant, undertaking or agreement of the said Trustee in this instrument contained, either expressed or implied, all such personal liability, if any, being expressly waived and released.

THIS INSTRUMENT PREPARED BY & MAILED TO  
BARBARA J. DAVIS  
#3500 THREE FIRST NATIONAL PLAZA  
CHICAGO, ILLINOIS 60602

BOX 333 - HV

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IN WITNESS WHEREOF, the parties have executed this Memorandum as of the day and year first above written.

CHICAGO UNION STATION COMPANY,  
an Illinois corporation

By: [Signature]  
Name: JOHN W. WISEHEIMER  
Title: Gen. Mgr.

ATTEST: (SEAL)

By: [Signature]  
Name: S. L. DALEY  
Title: 1959 SECRETARY

CHICAGO TITLE AND TRUST COMPANY,  
not personally but as Trustee  
aforesaid

By: [Signature]  
Name: MARILYN P. MALLIN  
Title: ASST. VICE PRESIDENT

ATTEST: (SEAL)

By: [Signature]  
Name: LYNDIA S. BARRIE  
Title: ASST. SECRETARY

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STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )

I, DEBORAH M. TRINCO, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that KURT WEISSHART, Asst. Vice President of CHICAGO UNION STATION COMPANY, and G.L. DALY, 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 Asst. Vice President and Asst. Secretary, respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said Corporation, for the uses and purposes therein set forth; and the said Asst. Secretary then and there acknowledged that said Asst. Secretary, as custodian of the corporate seal of said Corporation, did affix the corporate seal of said Corporation to said instrument as said Asst. Secretary's own free and voluntary act 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 9th day of April, 1985.

Deborah M. Trinco  
Notary Public

My Commission Expires August 1, 1988

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )

I, GABRIELLE GLASS, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that ASST. VICE, President of CHICAGO TITLE AND TRUST COMPANY, and LYNDIA, 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 ASST. VICE President and ASST. Secretary, respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said Corporation, for the uses and purposes therein set forth; and the said ASST. Secretary then and there acknowledged that said ASST. Secretary, as custodian of the corporate seal of said Corporation, did affix the corporate seal of said Corporation to said instrument as said ASST. Secretary's own free and voluntary act 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 8th day of April, 1986.

Gabrielle Glass  
Notary Public

My Commission Expires Aug 29 1988

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EXHIBIT A

Lessor's Real Estate

That part of Lots 1, 4, 5, 8 and 9 lying West of a direct line drawn from the point of intersection of the West line of West Water Street and the South line of said Lot 9, being a point on the South line of Lot 9 approximately 41.87 feet East of the South West corner of Lot 9, to the point of intersection of the West line of West Water Street and the North line of Lot 1, being approximately 85.70 feet East of the North West corner of Lot 1 in Block 44 in original Town of Chicago in Section 9, Township 39 North, Range 14 East of the Third Principal Meridian, according to the map of the Town of Chicago by James Thompson dated August 4, 1830, and filed for record May 29, 1837 and recorded July 6, 1837 in Book H of Maps, Page 298 as Document 5060 in Cook County, Illinois.

Common Location: Property bordered to the north by Randolph Street; to the south by Washington Street; to the east by Vacated W. Water Street and to the west by a public alley.

Tax No.: 17-09-334-002

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## EXHIBIT B

### LEGAL DESCRIPTION

#### Riverside Site

All of West Water Street lying South of the South line of Randolph Street, lying North of the North line of Washington Street, lying West of and adjoining Wharfing Lots 1 to 5, both inclusive, in Block "O" in original Town of Chicago in the South part of Section 9, Township 39 North, Range 14 East of the Third Principal Meridian, and lying East of a direct line drawn from a point on the South line of Lot 9 in Block 44 in original Town of Chicago, 61.87 feet East of the South West corner of said Lot 9, to a point on the North line of Lot 1 in said Block 44, 85.70 feet East of the North West corner of said Lot 1, as shown and located on the plat recorded August 18, 1855, as Document Number 62008 in Cook County, Illinois.

Common Location: Vacated W. Water Street between Washington and Randolph

Tax No.: East and adjoining 17-09-334-002

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