

THIS MEMORANDUM OF LEASE, dated this 13th day of April, 1987, is between Bank of Ravenswood Trust Number 25-8379, herein referred to as "Lessor", and Jiffy Lube International of Maryland, Inc., a Maryland Corporation, herein referred to as "Lessee".

Lessor hereby leases to Lessee the demised premises with improvements and appurtenant easements, if any, in the City of Chicago, County of Cook, State of Illinois, described in Exhibit "A" attached hereto and made a part of this Memorandum of Lease.

1. TERM: To have and to hold for a term of twenty (20) years, commencing on April 13, 1987 and ending twenty (20) years from the date when a JIFFY LUBE SERVICE CENTER constructed on the demised premises opens for business.

2. OPTION TO EXTEND: Lessor grants Lessee the option to extend the term of the lease at the expiration of the original term for one additional five (5) year period.

3. UTILITY EASEMENT: Lessor grants to Lessee, during the term of the lease and any extensions, a non-exclusive easement to use portions of the adjacent property as may reasonably be required now or in the future by the Lessee for the installation, maintenance and repair of sanitary sewer, water, gas and electric utility lines and related facilities.

4. STORM SEWER EASEMENT: Lessor grants to Lessee, during the term of the lease any extensions, a non-exclusive easement to connect to and use the storm sewer lines and related facilities located in the adjacent property and/or to surface drain over the adjacent property, subject to the approval of the appropriate governmental authorities.

5. RIGHT OF FIRST REFUSAL TO LEASE AND PURCHASE: Lessor grants to Lessee the right of first refusal to purchase or lease the demised premises.

6. COVENANT NOT TO COMPLETE: Lessor shall not, except with the written consent of Lessee first had and obtained, directly or indirectly engage in, or grant a lease to any persons to engage in an automotive service facility of any type, in which oil is changed on the adjacent property described in Exhibit "B".

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MEMORANDUM OF LEASE

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7. **MEMORANDUM:** The rentals to be paid by Lessee and all of the obligations and rights of Lessor and Lessee are set forth in the Lease dated April 13, 1987, 1986, executed by the parties. This instrument is merely a Memorandum of the Lease and is subject to all of its terms, conditions and provisions. In the event of any inconsistency between the terms of the Lease and this instrument, the terms of the Lease shall prevail as between the parties. This Memorandum is binding upon and shall inure to the benefit of the heirs, successors, assigns, executors and administrators of the parties.

To indicate their agreement to the above, the parties or their authorized representatives or officers have signed this document.

BANK OF RAVENSWOOD, as Trustee under its Trust No. 25-8379 and not individually.

LESSEE:

LESSOR:

JIFFY LUBE INTERNATIONAL OF MARYLAND, INC.

BANK OF RAVENSWOOD TRUST NUMBER 25-8379

BY: Richard B. Lopez
Its: V.P.

BY: Michael D. DeFuria
Its: Trust Officer

ATTEST: [Signature]
Its: [Signature]

ATTEST: _____
Its: _____

Lessor's Federal I.D. # or Social Security # _____

Bank of Ravenswood as Trustee under Trust No. 25-8379 and not individually, hereby certifies that the above is a true and correct copy of the original instrument and that the parties are bound by the terms and conditions of this Agreement, and for no other purpose.

PREPARED BY AND AFTER RECORDING RETURN TO:

GUERARD, KALINA, MUSIAL, ULRICH & VARCHETTO
100 West Roosevelt Road, A-1
Wheaton, Illinois 60187
ATTN: William J. Ulrich, Jr.

1029:cds:41687

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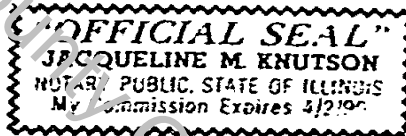
STATE OF ILLINOIS)
)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that DOUGLAS W. MYERS personally known to me to be the Assistant Vice President of Bank of Ravenswood, as Trustee under Trust # 25-8379, an Illinois corporation, and Luc Higi, personally known to me to be the Trust Officer of said Corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Assistant Vice President and Trust Officer they signed and delivered the said instrument as Assistant Vice President and Trust Officer of said Corporation, and caused the Corporate seal of said Corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said Corporation as their free and voluntary act, and as the free and voluntary act and deed of said Corporation, for the uses and purposes therein set forth.

Given under my hand and official seal this 23^d day of JULY, 1957.

Jacqueline M. Knutson
Notary Public

My Commission Expires:

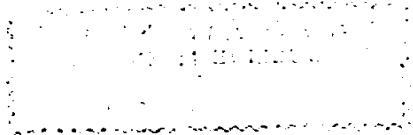


Clerk's Office

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STATE OF IOWA)
) SS.
COUNTY OF LINN)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Richard B. Lange, personally known to me to be a Sr. Vice President of Jiffy Lube International of Maryland, Inc., a Maryland Corporation, and Tina Smejkal, personally known to me to be the Assistant Secretary of said Corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Sr. Vice President and Assistant Secretary they signed and delivered the said instrument as Sr. Vice President and Assistant Secretary of said Corporation, and caused the Corporate seal of said Corporation to be affixed thereto, pursuant to authority, given by the Board of Directors of said Corporation as their free and voluntary act, and as the free and voluntary act and deed of said Corporation, for the uses and purposes therein set forth.

Given under my hand and official seal this 27th day of April, 1987.

Patti Weber Jakoubek
Notary Public

My Commission Expires:

9-23-88

CLERK OF COOK COUNTY Clerk's Office

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EXHIBIT "A"

LEGAL DESCRIPTION

The South 60 feet of the East 104.0 feet of the West 161.0 feet of Lot 1 in the Subdivision of the South 43 rods of the Southwest quarter of Section 5, Township 40 North, Range 14 East of the Third Principal Meridian, lying West of the West line of North Clark Street.

Permanent Tax Number: 14-05-329-008 M.

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EXHIBIT "B"

ADJACENT PROPERTY

The South 60 feet of Lot 1 (except the West 161.0 feet thereof) in the Subdivision of the South 43 rods of the Southwest quarter of Section 5, Township 40 North, Range 14 East of the Third Principal Meridian, lying west of the West line of North Clark Street.

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COOK COUNTY RECORDER

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