Store No. 283 - Buffalo Grove, Illinois

87611729

ASSIGNMENT OF SUBLEASE

THIS ASSIGNMENT OF SUBLEASE (the "Assignment") is made as of the 10th day of November, 1987, by and between LUCKY STORES, INC., a Delaware corporation (as successor by merger to Lucky Stores, Inc., a California corporation), hereinafter referred to as "Assignor," and EAGLE FOOD CENTERS, L.P., a Delaware limited partnership, hereinafter referred to as "Assignee."

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P R E L I M I N A R Y:

A. Assignor is the tenant of all or a portion of certain real property and the improvements thereon situate in the County of Cook, State of Illinois, described in Exhibit A, attached hereto and incorporated herein by reference.

B. Assignor is also the sublandlord under the sublease, amendments and supplemental documents thereto, if any, referred to in Exhibit B, attached hereto and incorporated herein by reference, the subtenant under which is referred to on said Exhibit B. Said sublease, amendments and supplemental documents thereto, if any, are hereinafter referred to as the "Sublease." True and complete copies of the above-referenced documents have been provided to Assignee by Assignor.

C. Assignor desires to assign to Assignee all of its right, title and interest as sublandlord under the Sublease and Assignee desires to accept such assignment and to agree to perform all of the obligations of the sublandlord under the Sublease upon the terms and conditions hereinafter set forth.

NOW, THEREFORE, for a good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Assignor and Assignee agree as follows:

1. Effective November 10, 1987 (hereinafter referred to as the "Assignment Date"), Assignor hereby assigns to Assignee all of the right, title and interest of Assignor as sublandlord under the Sublease.

2. Assignee hereby accepts the foregoing assignment and assumes and agrees to perform in a timely manner each and all of the obligations arising on and after the Assignment Date of the sublandlord under the Sublease. Assignor hereby agrees to perform or cause to be performed, without cost or obligation to Assignee, all obligations of the sublandlord under the Sublease which arise or accrue prior to the Assignment Date.

3. This Assignment shall inure to the benefit of and shall be binding upon the parties hereto and their respective successors, transferees and assigns.

IN WITNESS WHEREOF, the parties hereto have executed this Assignment as of the day and year first hereinabove set forth.

LUCKY STORES, INC.,
a Delaware corporation

(SEAL) By: F. D. HELM, VICE PRESIDENT

By: CHRISTOPHER MCLAIN
VICE PRESIDENT
AND SECRETARY

"Assignor"

EAGLE FOOD CENTERS, L.P.,
a Delaware limited partnership

By EAGLE FOOD CENTERS, INC.,
a Delaware corporation
Its Managing General Partner

By: _____
Its: President

"Assignee"

STATE OF)
) SS
COUNTY OF)

The undersigned, a Notary Public in and for the County and State aforesaid, DOES HEREBY CERTIFY that _____, personally known to me to be the _____ of LUCKY STORES, INC., and _____, personally known to me to be the _____ 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 _____ and _____, they signed the said instrument as _____ and _____ 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 notarial seal this _____ day of _____, A.D. 19_____.

_____
NOTARY PUBLIC

Commission expires_____.

THIS INSTRUMENT WAS PREPARED BY:
WILLIAM J. SNYDER
PO BOX 97
ROCK ISLAND, IL 61204-0097
(309) 786-8497

CORPORATE ACKNOWLEDGMENT NO. 202

State of CALIFORNIA

County of ALAMEDA

On this the 22nd day of October 19 87, before me,

Joan Croker,

the undersigned Notary Public, personally appeared

F. D. Helm, Vice President and

Christopher McLain, Vice President and Secretary,

☒ personally known to me

☐ proved to me on the basis of satisfactory evidence

to be the person(s) who executed the within instrument as noted above or on behalf of the corporation therein named, and acknowledged to me that the corporation executed it.

WITNESS my hand and official seal.

JOAN CROKER
NOTARY PUBLIC
ALAMEDA COUNTY, CALIFORNIA
My commission expires Oct. 22, 1987

Notary's Signature Joan Croker

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STATE OF Illinois)
COUNTY OF Rock Island) SS
)

The undersigned, a Notary Public in and for the County and State aforesaid, DOES HEREBY CERTIFY that PASQUALE V. PETITTI, personally known to me to be the President of EAGLE FOOD CENTERS, INC., a Delaware corporation, managing general partner of EAGLE FOOD CENTERS, L.P., a Delaware limited partnership, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such President of EAGLE FOOD CENTERS INC., a Delaware corporation, managing general partner of EAGLE FOOD CENTERS, L.P., a Delaware limited partnership, he signed the said instrument as his free and voluntary act and as the free and voluntary act and deed of said partnership for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 28th day of October, A.D. 19 87.

Connie Eckermann
NOTARY PUBLIC

My commission expires _____.

OFFICIAL SEAL
CONNIE ECKERMANN
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXP. JULY 3, 1991

After Recording, Return To

Andrew M. Smith
Weil, Gotshal & Manges
767 Fifth Avenue
New York, New York 10153

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That part of the North 654 feet, more or less, of the Northeast quarter of the Northeast quarter of Section 7, Township 42 North, Range 11 East of the Third Principal Meridian described as follows: Beginning at a point in the Southern Right of Way line of Dundee Road, 508.15 feet East of said lines' intersection with the West line of the Northeast quarter of the Northeast quarter of said Section 7, being also 50.0 feet Southerly of the North line of the Northeast quarter of said Section 7, thence along aforesaid Right of Way North 89 degrees, 45 minutes and 20 seconds East, 435.80 feet to a point; thence continuing along said Right of Way South 86 degrees, 58 minutes and 27 seconds East, 175.29 feet to a point; thence continuing along said Right of Way North 89 degrees, 49 minutes, 20 seconds East, 119.46 feet to a point; thence continuing along said Right of Way South 45 degrees, 07 minutes and 59 seconds East, 42.34 feet to a point in the Western Right of Way of Arlington Heights Road, being also 50 feet Westerly of the East line of the Northeast quarter of said Section 7; thence along the last said Right of Way South 00 degrees, 01 minutes and 10 seconds East, 564.50 feet to a point; thence South 89 degrees, 44 minutes, and 20 seconds West, 857.56 feet to a point; thence North 00 degrees, 15 minutes and 40 seconds West, 73.70 feet to a point of curvature; thence Northeasterly along a curve to the right, having a radius of 165.73 feet, a distance of

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EXHIBIT A

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90.29 feet to a point of tangency; thence tangent to the last described line North 30 degrees, 57 minutes and 17 seconds East, 100.0 feet to a point of curvature; thence Northerly along a curve to the left, having a radius of 165.83 feet, a distance of 90.30 feet to a point of tangency; thence tangent to the last described line North 00 degrees 14 minutes and 40 seconds West a distance of 273.70 feet to the point of beginning in the Village of Buffalo Grove, Cook County, Illinois. Containing 476,329.25 square feet or 10.935 acres, more or less.

TOGETHER WITH a non-exclusive easement for driveway purposes and ingress and egress over the following described real property:

An Easement over the westernmost twenty (20) feet of the following property:

that part of the North 654 feet, more or less, of the Northeast quarter of the Northeast quarter of Section 7, Township 42 North, Range 11 East of the Third Principal Meridian described as follows: Beginning at a point in the Southern Right of Way of Dundee Road at it's intersection with the West line of the Northeast quarter of the Northeast quarter of said Section 7, being also 50 feet Southerly of the North line of the Northeast quarter of said Section 7; thence along the aforesaid Right of Way North 89 degrees, 45 minutes and 20 seconds East, 508.15 feet; thence South 00 degrees, 14 minutes and 40 seconds East, 273.70 feet to a point of curvature; thence Southwesterly along a curve to the right, having a radius of 165.83 feet, a distance of 90.30 feet to a point of tangency; thence tangent to the last described line South 30 degrees, 57 minutes and 17 seconds West, 100.0 feet to a point of curvature; thence Southerly along a curve to the left, having a radius of 165.73 feet, a distance of 90.29 feet to a point of tangency; thence tangent to the last described line South 00 degrees, 15 minutes and 40 seconds East, 73.70 feet to a point; thence South 89 degrees, 44 minutes and 20 seconds West, 411.0 feet to a point on the West line of the Northeast quarter of the Northeast quarter of said Section 7; thence North along said West line of the Northeast quarter of the Northeast quarter of said Section 7, a distance of 604.87 feet to the point of beginning, in the Village of Buffalo Grove, Cook County, Illinois.

03-07-201-017-0000

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EXHIBIT B

STORE NO. 283 - BUFFALO GROVE, ILLINOIS

Subtenant: Harris Chernin, Inc., an Illinois corporation

Sublease, Amendments and Supplemental Documents:

1. Eagle Store Sublease and Assignment dated March 8, 1983 between Lucky Stores, Inc. and Harris Chernin, Inc.

2. Consent to Sublease dated March 8, 1983 between Amalgamated Trust and Savings Bank of Chicago, as Trustee under Trust No. 2575, Ronald B. Grais and Marvin C. Hymen, individually and as General Partners of Buffalo Grove Associates, Ltd., Lucky Stores, Inc., and Harris Chernin, Inc.

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