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LEASE SUPPLEMENT NO. 5

67673307

This LEASE SUPPLEMENT NO. 5, dated December 14, 1987, is made by and between WILMINGTON TRUST COMPANY, a Delaware banking corporation, and WILLIAM J. WADE not in their respective individual capacities, but solely as owner trustees under a Trust Agreement dated as of September 15, 1987, collectively as lessor (the Lessor), and EMRO MARKETING COMPANY, a Delaware corporation, as lessee (the Lessee).

WITNESSETH:

WHEREAS, the Lessor and the Lessee have heretofore entered into the Lease Agreement dated as of September 15, 1987 (hereinafter the Lease; unless otherwise defined herein, the terms defined therein being used herein with the same meaning) and to which this Lease Supplement is a supplement;

WHEREAS, the Lease provides for the execution and delivery of a Lease Supplement for the purposes and otherwise as set forth in Section 2 thereof.

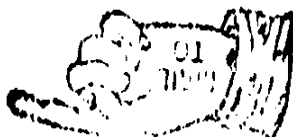
NOW, THEREFORE, in consideration of the mutual covenants and agreements confirmed in the Lease and other good and valuable consideration, receipt of which is hereby acknowledged, the Lessor and the Lessee hereby agree as follows:

(1) The Lessor does hereby lease to the Lessee, and the Lessee does hereby lease from the Lessor the Leased Station described in the Description of Leased Station attached hereto on Schedule 1, and the Lessor does hereby sublet to the Lessee, and the Lessee does hereby sublet from the Lessor, the Lessor's leasehold interest in the Land as described on Schedule 3 hereto. All property described in the Description of Excluded Assets attached hereto as Schedule 2 is expressly excluded from the terms of the Lease and this Lease Supplement.

(2) The Lessee hereby confirms to the Lessor that the Lessee has accepted the Leased Station for all purposes hereof and of the Lease.

(3) The Lessee hereby confirms that the Leased Station conforms to specifications, is in good working order and repair and without defect in title, condition, design, operation or fitness for purpose, and is free and clear of all Liens except Liens permitted by Section 8 of the Lease; provided, however, that nothing contained herein or in the Lease shall in any way diminish or otherwise affect any right which the Lessee or the Lessor may have with respect to the Leased Station or any portion of it against any seller, contractor, subcontractor, manufacturer or installer thereof or others.

RETURN TO:
Caren W. Mack
Mudge, Rose, Guthrie, Alexander
and Ferdon
180 Malden Lane
New York, New York 10038



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(4) The Lessee hereby confirms that (i) good and marketable title to the Leased Stations purchased by Lessor pursuant to the Purchase Documents has been conveyed on the date hereof, free and clear of all Liens, other than Permitted Liens and (ii) that good and valid leasehold interest to the Land relating to the Leased Stations pursuant to the Ground Lease has been granted to the Lessor on the date hereof, free and clear of all Liens, other than Permitted Encumbrances.

(5) This Lease Supplement may be executed in any number of counterparts and by the different parties hereto on separate counterparts. The single executed original of this Lease Supplement marked "Original" shall be the "Original" and all other counterparts hereof shall be duplicates and be marked "Duplicate". To the extent that this Lease Supplement constitutes chattel paper, as such term is defined in the Uniform Commercial Code as in effect in any applicable jurisdiction, no security interest in this Lease Supplement may be created through the transfer or possession of any counterpart other than the "Original".

All the terms and provisions of the Lease are hereby incorporated by reference in this Lease Supplement to the same extent as if fully set forth herein.

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IN WITNESS WHEREOF, the Lessor and the Lessee have each caused this Lease Supplement to be duly executed.

WILMINGTON TRUST COMPANY, not in its individual capacity, but solely as owner trustee under a Trust Agreement dated as of September 15, 1987, as Lessor

Witness [Signature]
Name: _____, Jr.

By [Signature]
Name: Thomas J. [unclear]
Title: Vice President

Witness [Signature]
Name: _____
Witness [Signature]
Name: _____

WILLIAM J. WADE, not in his individual capacity, but solely as owner trustee under a Trust Agreement dated as of September 15, 1987, as Lessor

Witness [Signature]
Name: Diana J. Murray

[Signature]
William J. Wade

Witness [Signature]
Name: Annette L. Basey

ENRO MARKETING COMPANY,
as Lessee

Witness _____
Name: _____

By _____
Name: _____
Title: _____

Witness _____
Name: _____

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IN WITNESS WHEREOF, the Lessor and the Lessee have each caused this Lease Supplement to be duly executed.

WILMINGTON TRUST COMPANY, not in its individual capacity, but solely as owner trustee under a Trust Agreement dated as of September 15, 1987, as Lessor

Witness _____
Name:

Witness _____
Name:

By _____
Name:
Title:

WILLIAM J. WADE, not in his individual capacity, but solely as owner trustee under a Trust Agreement dated as of September 15, 1987, as Lessor

Witness _____
Name:

Witness _____
Name:

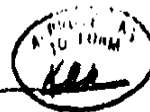
William J. Wade

EMRO MARKETING COMPANY,
as Lessee

Witness: Alysa J. Hamilton
Name: Alysa J. Hamilton

Witness: Kevin G. Nowe
Name: Kevin G. Nowe

By: G. E. Buroker
Name: G. E. Buroker
Title: President



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SCHEDULE 1 to Lease Supplement

DESCRIPTION OF LEASED STATION

Address: 95th St. & 88th Ave.
Hickory Hills, IL

	<u>Quantity</u>	<u>I t e m</u>
1.	1	Building 31' x 75' Masonry Construction
2.	1	Lusterlite, 37' x 102' with Lighting
3.	5	Tanks. Make: Clawson; Type: Steel Sizes: (5) 8,000
4.	4	Gilbarco Model MPD-1 Multiproduct Dispensers
5.	1	Gilbarco Model H111B Dispensers
6.	5	Pump Islands
7.	1	10' x 12' Trash Enclosure
8.	x	Concrete Paving
9.	x	Asphalt Paving
10.	4	Red Jacket Submerged Turbine Pumps
11.	5	Yard Lights and Poles
12.	1	ECO-Windy 1/2 H.P. Air Compressor
13.	x	Curbing and Drainage Structures
14.	x	Landscaping
15.	x	Set Custom Cabinets
16.	1	Snack Center Cabinet
17.	1	Gondolas & Store Shelving
18.	1	26' x 11'4" Tonka Walk-in Cooler with Shelving
19.	1	Gilbarco Model TCR-G Gasoline Console
20.	2	DTS Model 2100 Cash Register
21.	2	Bunn Coffee Maker
22.	1	Univ. Nolin 6' Cold Deli Case

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SCHEDULE 1 to Lease Supplement

DESCRIPTION OF LEASED STATION

Address: 95th St. & 88th Ave.
Hickory Hills, IL

	<u>Quantity</u>	<u>I t e m</u>
23.	1	Fogel 2-Door Storage Refrigerator
24.	4	Armour Safes
25.	x	Lot Store Room Shelving
26.	1	Manitowoc Ice Maker
27.	1	Univ. Nolin 3-Door Display Freezer
28.	1	Fogel 2-Door Storage Freezer
29.	1	Talk-A-Thon Intercom
30.	1	Pay Phones
31.	2	Goal Post ID/Price Sign & Pole
32.	2	American Sign Canopy Signs
33.	3	Benco Canopy Signs
34.	1	Omega Alarm System

Additional detail and specifications for the above appear in the complete set of "as built" plans and specifications maintained by the Lessee in accordance with Section 10(e) of the Lease.

Lessor's Cost -- \$ 640,000.00

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SCHEDULE 2 to Lease Supplement

DESCRIPTION OF EXCLUDED ASSETS

The excluded assets shall consist of the following:

Description

Hot dog roller grill
Bun warmer drawer
Nacho merchandiser
Nacho cheese warmer with pump and heated spout
Chili warmer
Popcorn popper
Pretzel display
Pizza display case
Soup warmer kettle
Microwave oven
Slush machine (twin)
Condiment unit
Post mix dispenser
Paper cup dispensers
Foam cup dispensers
Ice cube dispenser
Triple jet spray - 1 whipper
Fruit ade machine
Cocoa dispenser
Anchor wrapper and platters
12" meat slicer
Tomato slicer
6' long worktable with stainless steel undershelf and casters
Electronic portion scale
Electronic retail scale
Heat seal overwrapper
Platter cart
4' long worktable with stainless steel undershelf and casters
Biscuit prep table
Convection oven
EZ over chicken display
Spaceplate for spacing fryers
14" deep electric fryer
18" deep electric fryer
Oil filtration unit
Bread and batter unit
Hot case with thermal shelf
Custom built donut display case
2-eye hot plate - electric
Ice cream novelty merchandiser
Video security equipment
Video sales displays

Property of Property Clerk's Office

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