

# UNOFFICIAL COPY

FFCA/IIP-85

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## MEMORANDUM OF LEASE

THIS MEMORANDUM OF LEASE made as of *December 31, 1986*, between FFCA/IIP 1985 PROPERTY COMPANY, a Delaware general partnership ("Lessor") whose address is Suite 500, Financial Center, 3443 North Central Avenue, Phoenix, Arizona 85012, and HARCON FOODS, INC., an Illinois corporation ("Lessee") whose address is Suite 2300, 20 North Clark Street, Chicago, Illinois 60602.

### WITNESSETH:

(1) Lessor and Lessee have as of this day entered into a lease (the "Lease") for the premises located in Arlington Heights, Cook County, Illinois, a legal description of which is contained in Exhibit A (the "Premises").

(2) The lease sets forth the above names and addresses of the parties thereto.

(3) The term of the Lease commences as of the date hereof and expires December 31, 2006.

(4) Lessee has a right to extend the term of the Lease for two successive periods of five years each. The maximum date to which this lease may be extended is December 31, 2016.

(5) The Lease contains provisions giving Lessee the right to purchase the Premises upon the terms and conditions set forth in the Lease. The option to purchase must be exercised during the term of the Lease and any termination of the Lease terminates Lessee's right to purchase.

IN WITNESS WHEREOF, the parties hereto have caused this Memorandum of Lease to be executed by their respective officers duly authorized as of the day and year first above written, for the purpose of providing an instrument for recording.

LESSOR:

FFCA/IIP 1985 PROPERTY COMPANY

By Franchise Finance Corporation  
of America,

Its General Partner

By *[Signature]*  
Vice President

WITNESS:

*[Signature]*  
*[Signature]*

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01/20/2018

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WITNESS: Steph [Signature]  
R. Schen

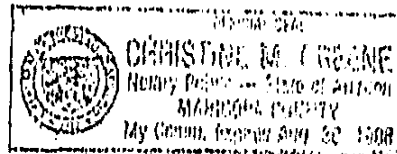
LESSEE:  
HARCON FOODS, INC.  
By [Signature]  
Its President

STATE OF ARIZONA ]  
] SS.  
COUNTY OF MARICOPA ]

The foregoing instrument was acknowledged before me on December 31, 1988 by Robin Roach, Vice President of Franchise Finance Corporation of America, a general partner of FFCA/IIP 1985 Property Company on behalf of the corporation, as general partner of the partnership.

Christine M. Greene  
Notary Public

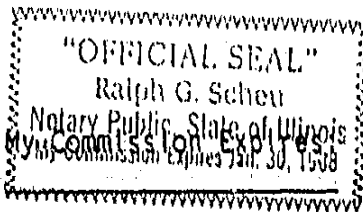
My Commission Expires:  
August 30, 1988



STATE OF Illinois ]  
] SS.  
COUNTY OF Cook ]

The foregoing instrument was acknowledged before me on December 24, 1988 by Robert B. Schen, President of Harcon Foods, Inc., an Illinois corporation, on behalf of the corporation.

[Signature]  
Notary Public



Prepared By: AND [Signature]

KUTAK ROCK & CAMPBELL  
2400 Arco Tower  
707 17th Street  
Denver, Colorado 80202

COOK COUNTY, ILLINOIS  
FILED FOR RECORD

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## EXHIBIT A

## PARCEL 1:

That part of the West half of the Southwest Quarter of Section 17, lying South of the center line of Rand Road all in Township 42 North, Range 11 East of the Third Principal Meridian, described as follows:

Commencing at a point in the center of Rand Road that is 1,350 feet Northwesterly of the intersection of the center of said road with the East line of the said West half of the Southwest Quarter of Section 17, said intersection being 936.53 feet North of the South line of said Section; thence Southeasterly along the center line of said Rand Road 421.3 feet to a point that is 928.7 feet Northwesterly of the intersection with said East line of the West half of the Southwest Quarter; thence Southwesterly 50.0 feet on a line normal to Rand Road to a point of beginning; thence, continuing Southwesterly 230 feet on a line normal to Rand Road to a point; thence, Northwesterly 175 feet along a line parallel to center line of Rand Road to a point; thence Northeasterly 230 feet along a line normal to Rand Road to a point; thence Southeasterly 175 feet along a line parallel with and 50 feet Southwesterly of the center line of Rand Road to the place of beginning, all in Cook County, Illinois.

Also described as Lot 1 of Hardee's Rand Road Subdivision of parts of the West 1/2 of Southwest 1/4 of Section 17 and the East 1/2 of the Southeast 1/4 of Section 18, lying Southwesterly of the center line of Rand Road, all in Township 42 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois, according to plat recorded July 16, 1986 as Document No. 86,297,345.

## PARCEL 2:

Non-exclusive easements for roadway, parking, pedestrian traffic, access and utilities as granted in Agreement of Easements, Covenants, Conditions and Restrictions recorded July 22, 1986 as Document No. 86,308,674.

03-17-302-007

03-17-302-033

03-17-302-034

*W 1/2 - S W 1/4*

115 W. RAND ROAD

ARLINGTON HEIGHTS, ILL.

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7-10-2000

INVESTIGATION REPORT

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ENCLOSURE