

FIN # 24-21-300022

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ASSIGNMENT OF GROUND LEASE

ASSIGNMENT made as of the 1st day of November, 1985 by and between Commodore Resources Corp., a Utah corporation, having an office at 50 South Main Street, Salt Lake City, Utah ("Assignor") to Midway Realty Associates L.P.II, having an office at Two Turtle Creek Village, Dallas Texas ("Assignee").

WITNESSETH:

For value received, the Assignor hereby assigns to the Assignee all of its right, title, and interest in and to that certain ground lease dated as of October 29, 1985 between Mid-Warehouses, Corp., as Landlord, and Assignor, as Tenant, for the underlying land known as Alsip 3A, Alsip, Illinois, more particularly described on Schedule A annexed hereto.

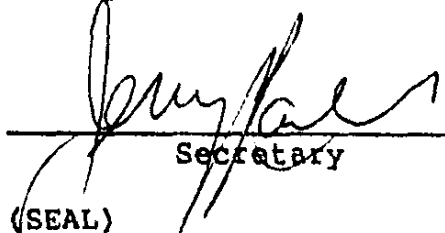
TO HAVE AND TO HOLD the same unto the Assignee, its successors and assigns from the day and year first above mentioned for all of the rest of the years of the term of said lease (and any renewal, extension and other options therein contained), subject to the rents, covenants, conditions and provisions therein contained. This Assignment is made without covenant or warranty by or recourse to the Assignor.


The Assignee hereby assumes the performance of all of the terms, covenants and conditions of the Assignor to be performed under the lease herein assigned, all with full force and effect as if the Assignee had signed the lease originally as Tenant named therein. The Assignee shall indemnify and hold the Assignor harmless from all manner of suit, actions, damages, charges and expenses that the Assignor may sustain by reason of the Assignee's failure to perform the Assignor's obligations under said lease.

IN WITNESS WHEREOF the Assignor and the Assignee have hereunto set their hands and seals as of the day and year first above written. \*which ground lease is described in a Memorandum of Ground Lease recorded by Cook County Recorder on Oct. 21, 1986 as Doc.

ATTEST:

COMMODORE RESOURCES CORP., No. 864 90635  
Assignor

  
Secretary

By:   
Vice-President

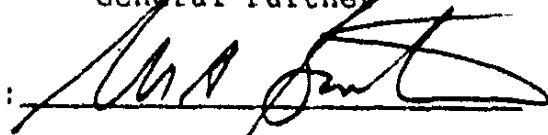
(SEAL)

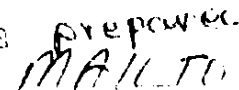
WITNESS:

MIDWAY REALTY ASSOCIATES



By: MIIGP Associates L.P.  
General Partner

By: 

This instrument was prepared by Carol Meyer, Esq.  MAIL TO: Nyamun Janninbun Halpern, 905 Third Ave, NY, NY

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UNOFFICIAL COPY

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STATE OF NEW YORK )
COUNTY OF NEW YORK ) ss.:

Before me, a Notary Public, in and for said County and State, personally appeared the above-named Commodore Resources Corp., by JERRY KARLIK, who acknowledged he did sign the foregoing instrument and that the same is his free act and the free act and deed of said corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 30th day of December 1985.

Carol A Meyer
Notary Public

[SEAL]

My Commission Expires: CAROL A. MEYER
Notary Public, State of New York
No. 4787578
Qualified in New York County
Commission Expires March 30, 1987

STATE OF NEW YORK )
COUNTY OF NEW YORK ) ss.:

SEP-01 RECORDING \$12
#444 TRAN 0331 02/18/87 13:34:0
#6605 # D # - 07 - 076215
COOK COUNTY RECORDER

Before me, a Notary Public, in and for said County and State, personally appeared the above-named Midway Realty Associates L.P.II, by MIIGP Associates L.P., its general partner, by Marshall Bernstein, its general partner, who acknowledged he did sign the foregoing instrument and that the same is his free act and the free act and deed of said Midway Realty Associates L.P.II.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 30th day of December 1985.

Carol A Meyer
Notary Public

[SEAL]

My Commission Expires: \_\_\_\_\_

CAROL A. MEYER
Notary Public, State of New York
No. 4787578
Qualified in New York County
Commission Expires March 30, 1987

12.00 MAIL

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Property of Cook County Clerk's Office

COOK COUNTY CLERK'S OFFICE  
JAN 15 1991  
CHICAGO, ILL.

COOK COUNTY CLERK'S OFFICE  
JAN 15 1991  
CHICAGO, ILL.

JAN 15 1991

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EXHIBIT A 0 0 0 1 5

That part of the West two-thirds of the Southwest Quarter of Section 21, Township 37 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois, bounded and described as follows:

Beginning at the point of intersection of the East line of the West 33.00 feet of said Southwest Quarter of Section 21, with a line which is 1766.00 feet South from and parallel with the North line of said Southwest Quarter, and running

Thence South along said East line of the West 33.00 feet of the Southwest Quarter of Section 21, a distance of 373.00 feet to an intersection with a line which is 2139.00 feet South from and parallel with the North line of said Southwest Quarter of Section 21;

Thence East along said parallel line, a distance of 1137.78 feet to a point which is 599.85 feet, measured along said parallel line, West from the East line of said West two-thirds of the Southwest Quarter of Section 21;

Thence southeastwardly along the arc of a circle, convex to the Northeast, Tangent to said parallel line, and having a radius of 420.0 feet, measured perpendicularly, West from and parallel with the East line of the West two-thirds of the Southwest Quarter of Section 21, which point of intersection is 2430.79 feet, measured along said parallel line, South from the North line of said Southwest Quarter of Section 21;

Thence North along said last described parallel line, a distance of 373.00 feet;

Thence Northeastwardly along the arc of a circle, convex to the Northeast and having a radius of 420.00 feet, a distance of 529.45 feet to a point which is 1766 feet South from the North line of said Southwest Quarter of Section 21, and 599.85 feet, measured parallel with said North line of the Southwest Quarter, West from the East line of said West two-thirds of said Southwest Quarter; and

Thence West along a line which is 1766.00 feet South from and parallel with the North line of said Southwest Quarter (said parallel line being tangent to said last described circle) a distance of 1137.70 feet to the point of beginning.

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