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MEMORANDUM OF LEASE
(Shopping Center)

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THIS LEASE is made on the 12th day of February, 1987, by and between

LaSalle National Bank as Trustee under Trust Agreement dated April 20, 1982 and known as Trust No. 104834 and not individually

hereinafter referred to as "Lessor", and OSCO DRUG, INC., an Illinois corporation, hereinafter referred to as "Lessee".

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In consideration of the mutual covenants and agreements herein contained, Lessor hereby leases to Lessee the land and improvements thereon, situated in the City of Chicago, County of Cook and State of Illinois, designated as "Osco" on Exhibit A attached to that certain Lease between the parties hereto bearing even date herewith (hereinafter referred to as the "Leased Premises"), together with all appurtenances and the rights granted with respect to the Common Facilities. The entire tract of land shown on said Exhibit A, of which the Leased Premises is a part, is legally described on Exhibit AA hereto attached (said entire tract of land, any additions thereto and all improvements existing or constructed thereon are hereinafter referred to as the "Shopping Center") and is located at the South West corner of 31st and Halsted Streets

The term shall begin approximately October 1, 1987, and shall end approximately September 30, 2002, subject to all of the terms, conditions, provisions and covenants contained in that certain Lease between the parties hereto bearing even date herewith which are incorporated herein by reference; among said terms, conditions, provisions and covenants are the following:

Section 2.2. Options. Lessee shall have the options to three (3) successive extensions of the term of this Lease for five (5) full years with respect to each such option, subject to the terms, covenants and provisions of this Lease. Lessee may exercise each said option by giving Lessor written notice thereof no less than four (4) months prior to the beginning of each such period of extension. The word "term" whenever used herein shall mean the original term and any extensions thereof unless the context otherwise requires.

Section 4.2. Shopping Center Improvements. Lessor covenants that it will improve the Shopping Center and the adjoining parkway, if any, (the "Shopping Center Improvements") by (i) constructing the sidewalks, driveways, landscaping, parking and service areas and, if any, substantially as shown on Exhibit A, and to the extent applicable in accordance with Exhibit B; (ii) constructing and erecting signs and/or sign standards required herein; (iii) constructing the store building(s) designated on Exhibit A as "Small Shop" and (iv) striping the parking areas as shown on Exhibit A (if the striping is not shown on said Exhibit A, then as designated by Lessee) and otherwise providing appropriate signs, directional arrows and other means to direct traffic through the parking areas. Lessor further covenants that all buildings in the Shopping Center shall be located wholly within the areas designated therefor on Exhibit A and that no building in the Shopping Center shall be taller than one story. In addition to the parking areas shown on Exhibit A, Lessor shall in connection with any construction in the Shopping Center provide additional improved areas in the Shopping Center, if necessary, so that at all times the entire parking area of the area of all floors of all buildings in the Shopping Center shall not be less than forty-eight (48) parking spaces as shown on Exhibit A. The sidewalks, driveways, landscaping, parking areas, service areas, including loading and unloading facilities, Shopping Center signs and mall, if any, adjoining parkway, if any, and other facilities of the Shopping Center designed for use by all occupants of the Shopping Center are herein together referred to as the "Common Facilities".

forty-eight (48) parking spaces as shown on Exhibit A.

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Section 6.1. Use. The Leased Premises may be used for any lawful purpose. Lessor hereby grants to Lessee, its employees and invitees, without charge, the right to use in common with others entitled to similar use thereof, all of the Common Facilities, and the exclusive right to use that portion of the service areas, if any, including loading and unloading facilities, designed for use with the building on the Leased Premises. Lessor shall not grant any rights with respect to the Common Facilities or permit the use thereof by any persons other than the tenants and occupants of the Shopping Center, their employees and invitees. Lessee may use reasonable portions of the sidewalk abutting the Leased Premises for the installation of public telephones, storage of shopping carts, and the display and sale of merchandise. Lessor shall (i) provide all of the Common Facilities for such use at all times, except during reasonable periods of time required to provide necessary maintenance or repairs, and shall not change the Common Facilities in any manner without the prior written consent of Lessee, and (ii) require all tenants and occupants of the Shopping Center and their employees to park their automobiles in a portion of the parking area designated for such purpose, which area shall be located in the part of the Shopping Center least likely to be used by the customers of Lessee and other tenants and occupants of the Shopping Center.

Section 11.4. Exclusive. Lessor covenants that no premises, nor any part thereof, in the Shopping Center, other than the Leased Premises, shall be used or occupied for the operation of a so-called drug store or prescription pharmacy or for the selling of alcoholic liquor in package form, including without limitation beer, wine and ale. The foregoing covenants shall run with the land comprising the Shopping Center. In the event of a breach or threatened breach of any of said covenants, Lessee shall be entitled to injunctive relief and any other appropriate remedy.

IN WITNESS WHEREOF, the parties hereto have executed and affixed their respective seals to this Lease as of the day and year first above written.

Trustee's Exoneration Rider Attached Hereto And Made A Part Hereof

LaSalle National Bank
as Trustee under Trust
Agreement No. 104834 and not Individually

OSCO DRUG, INC.

By [Signature]
Vice President

By [Signature]
President

Attest [Signature]
Assistant Secretary

Attest [Signature]
Assistant Secretary

LESSOR

LESSEE

This is a Memorandum of Lease prepared solely for the purpose of recording. Any interpretation of the subject Lease shall only be done with reference to the entire Lease document.

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Memorandum

This Lease is executed by LA SALLE NATIONAL BANK, not personally but as Trustee as aforesaid, in the exercise of the power and authority conferred upon and vested in it as such trustee, and under the express direction of the beneficiaries of a certain Trust Agreement dated 4-10-52 and known as Trust No. 10783 at LA SALLE NATIONAL BANK, to all provisions of which Trust Agreement this Lease is expressly made subject. It is expressly understood and agreed that nothing herein or in said Lease contained shall be construed as creating any liability whatsoever against said Trustee personally, and in particular without limiting the generality of the foregoing, there shall be no personal liability to pay any indebtedness accruing hereunder or to perform any covenant, either express or implied, herein contained, or to keep, preserve or sequester any property of said Trust, and that all personal liability of said Trustee of every sort, if any, is hereby expressly waived by said Lessee, and by every person now or hereafter claiming any right or security hereunder; and that so far as said Trustee is concerned the owner of any indebtedness or liability accruing hereunder shall look solely to the premises hereby leased for the payment thereof. It is further understood and agreed that said Trustee has no agents or employees and merely holds naked legal title to the property herein described; that said Trustee has no control over, and under this Lease, assumed no responsibility for (1) the management or control of such property, (2) the upkeep, inspection, maintenance or repair of such property, (3) the collection of rents or the rental of such property, or (4) the conduct of any business which is carried on upon such premises.

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ACKNOWLEDGMENTS

STATE OF Illinois)
COUNTY OF Cook) SS.

I, Rosalyn M. Moore a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that William P. Moore personally known to me to be the President of LA SALLE NATIONAL BANK and Rita Slim Walter personally known to me to be the Secretary of said corporation, whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that they signed and delivered the said instrument of writing as President and 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 notarial seal this 18th day of February, 1987.

My Commission expires:

[Signature]
Notary Public

STATE OF ILLINOIS)
COUNTY OF DePue) SS.

I, Larry D. Anderson a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that Richard E. Lutz personally known to me to be the President of WSP Drug Inc. and Lawrence A. [unclear] personally known to me to be the Secretary of said corporation, whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that they signed and delivered the said instrument of writing as President and 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 notarial seal this 25th day of February, 1987.

My Commission expires:

[Signature]
Notary Public

NOTARY PUBLIC IN ILLINOIS
MY COMMISSION EXPIRES JULY 21, 1987
ISSUED THRU ILL. NOTARY ASSOC.

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EXHIBIT AA

LOTS 1 TO 4 INCLUSIVE IN SEAVERN'S SUBDIVISION OF THE WEST HALF OF BLOCK 8 OF CANAL TRUSTEE'S SUBDIVISION OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 14, AND LOTS 1 TO 8 INCLUSIVE IN THE SUBDIVISION OF SUB-BLOCK 2 IN SEAVERN'S SUBDIVISION OF THE WEST HALF OF BLOCK 8 OF CANAL TRUSTEE'S SUBDIVISION OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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Property:
address

3100 S. Emerald

PIN:

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This instrument was prepared by:
Julie H. Ebb

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BOX 333 3-33

MAIL TO:
John L. Terzakis
10063 S. 76th Ave
Bridgeview, Ill. 60455

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