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MEMORANDUM OF LEASE

THIS MEMORANDUM OF LEASE, dated this 12th day of February, 1987, is between **KALJEN CORP.**, a Florida Corporation, herein referred to as "Lessor", and **JIFFY LUBE INTERNATIONAL OF MARYLAND, INC.**, a Maryland Corporation, herein referred to as "Lessee."

Lessor hereby leases to Lessee the demised premises with improvements and appurtenant easements, if any, in the City of Palos Hills, County of Cook, State of Illinois, described in Exhibit "A" attached hereto and made a part of this Memorandum of Lease.

1. **TERM.** To have and to hold for a term of twenty (20) years, commencing on October 15, 1986 and ending twenty (20) years from the date when a **JIFFY LUBE SERVICE CENTER** constructed on the demised premises opens for business or one hundred twenty (120) days after commencement of construction, whichever is sooner.
2. **OPTION TO EXTEND:** Lessor grants Lessee the option to extend the term of the lease at the expiration of the original term for successive periods aggregating ten (10) years.
3. **COMMON AREA EASEMENT:** Lessor reserves to Lessor and Lessor's invitees, licensees, assigns, subtenants and patrons, during the term of the Lease and any extensions, a non-exclusive ingress and egress easement to use all of those portions of the property described in Exhibit "B" (attached hereto and made a part hereof) designated as driveways.
4. **STORM SEWER EASEMENT:** Lessor grants to Lessee, during the term of the Lease any extensions, a non-exclusive easement to Lessor's excess property in Exhibit "C" (attached hereto and made a part hereof).
5. **MEMORANDUM:** The rentals to be paid by Lessee and all of the obligations and rights of Lessor and Lessee are set forth in the Lease dated June 30, 1986, executed by the parties. This instrument is merely a Memorandum of the Lease and is subject to all of its terms, conditions

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and provisions. In the event of any inconsistency between the terms of the Lease and this instrument, the terms of the Lease shall prevail as between the parties. This Memorandum is binding upon and shall inure to the benefit of the heirs, successors, assigns, executors and administrators of the parties.

To indicate their agreement to the above, the parties or their authorized representatives or officers have signed this document.

LESSOR:

LESSEE:

BY: W.D. Soren
Its: President

BY: Richard B. Long
Its: V.P.

ATTEST: _____
Its: _____

ATTEST: James J. [Signature]
Its: Assistant Secretary

Lessor's Federal I.D. # of Social Security # 477-56-9114

WITNESS:

WITNESS:

Linda Soren

[Signature]

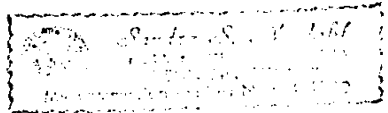
cds/992:021287

Subscribed and sworn to before me this 23rd day of March, 1987.

Subscribed and sworn to before me this 3rd day of April, 1987.

Bandra S. Nerdahl
Sandra S. Nerdahl
Notary Public

[Signature]
"OFFICIAL"
William J. Ulrich, Jr.
Notary Public, State of Illinois, Jr.
My Commission Expires [Date]



THIS DOCUMENT PREPARED BY AND AFTER RECORDING RETURN TO:

Guerard & Drenk Ltd.
100 W. Roosevelt Road, A-1
Wheaton, IL. 60187
ATTN: William J. Ulrich, Jr.



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EXHIBIT "A"

LEGAL DESCRIPTION

That part of the East 30 acres South of the feeder of the Southeast Quarter of Section 14, Township 37 North, Range 12, East of the Third Principal Meridian, described as follows: Beginning at a point on the South line 528 feet West of the Southeast corner of the said Southeast Quarter, thence West on the South line of said Section 132 feet, thence North parallel with the East line of the said Southeast Quarter 660 feet, thence East parallel with the South line of said Southeast Quarter, 132 feet, thence South parallel with the East line of said Southeast Quarter, 660 feet to the place of beginning, in Cook County, Illinois.

. DEPT-01 \$16.40
. T#0003 TRAN 2317 04/03/87 14:46:00
. #5718 # C *-87-178827
. COOK COUNTY RECORDER

Address of Property: 111th & Roberts, Palos Hills, Illinois

Permanent Tax Number: 23-14-400-031

Lessor's Initials MS

Lessee's Initials, RL

-87-178827

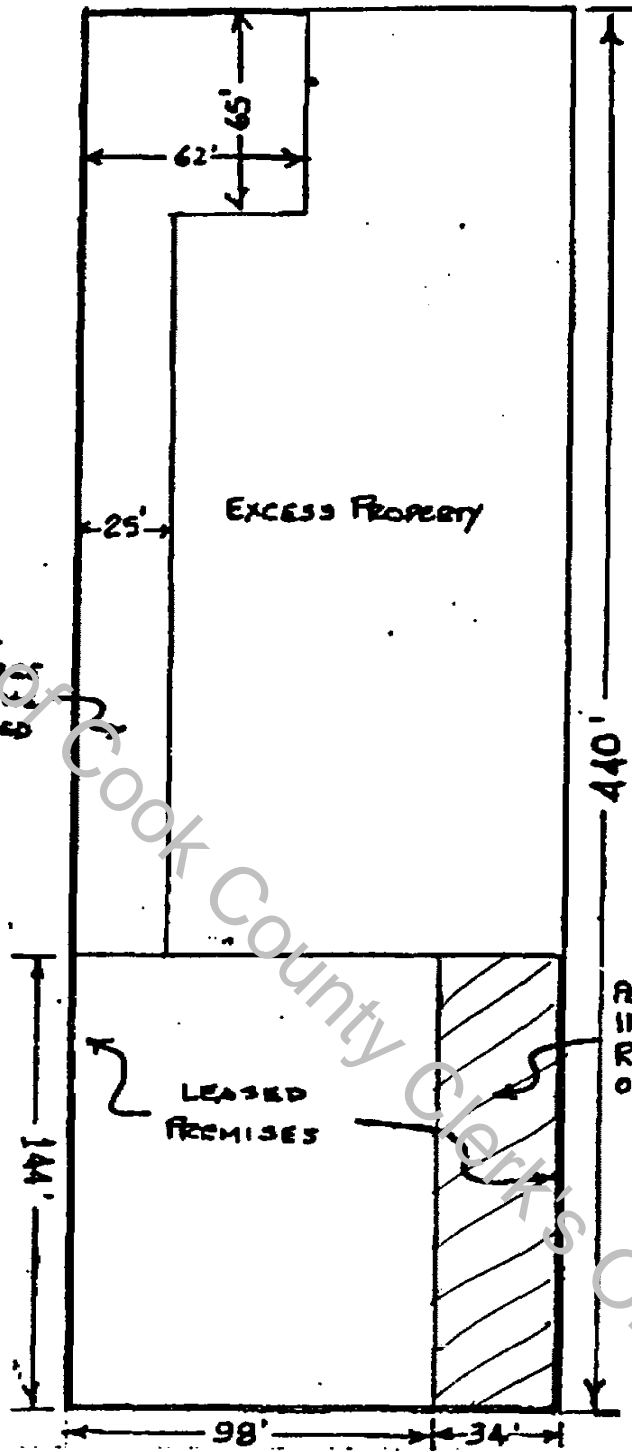
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PERPETUAL, NON-EXCLUSIVE DRAINAGE EASEMENT FOR THE BENEFIT OF LEASED PREMISES.

PERPETUAL, NON-EXCLUSIVE INGRESS/EGRESS EASEMENT RESERVED FOR THE BENEFIT OF EXCESS PROPERTY.

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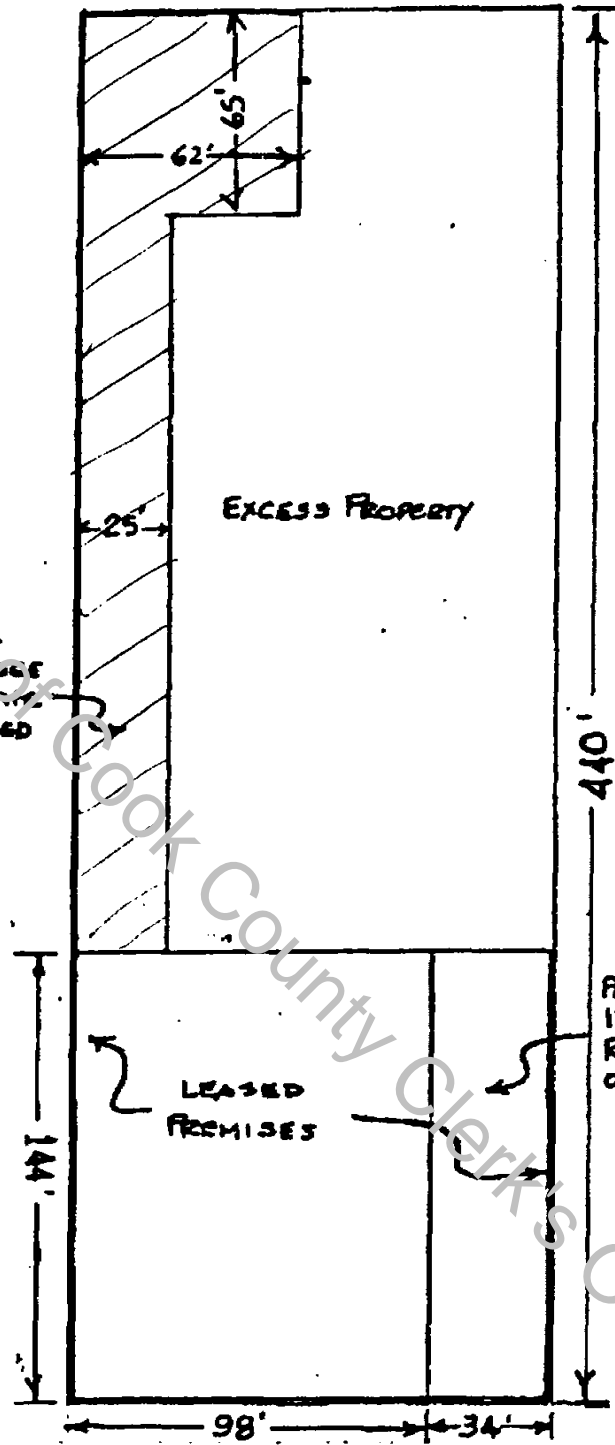
111TH STREET PALOS HILLS
RIGHT OF WAY

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EXHIBIT 'C' 175827

Property of Cook County Clerk's Office



PERPETUAL, NON-EXCLUSIVE DRAINAGE EASEMENT FOR THE BENEFIT OF LEASED PREMISES.

EXCESS PROPERTY

NORTH

PERPETUAL, NON-EXCLUSIVE INGRESS/EGRESS EASEMENT RESERVED FOR THE BENEFIT OF EXCESS PROPERTY.

LEASED PREMISES

871-8827

111TH STREET PALOS HILLS
EAST OF WAY