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UNOFFICIAL COPY

MEMORANDUM OF LEASE

This Memorandum of Lease is dated as of March 10 1988.

Pursuant to a certain Indenture of Lease, dated October 1, 1987 (the "Indenture of Lease"), American National Bank and Trust Company of Chicago, not personally, but as Trustee under Trust Agreement dated September 28, 1987 and known as Trust No. 103624-08 (the "Landlord") and First National Realty & Development Co., Inc. (the "Landlord's Beneficiary") have leased and demised unto Prairie Super Stores, Inc., a Delaware corporation (the "Tenant"), approximately 68,000 square feet of space (the "Store Parcel") in a tract of land situated near the intersection of Irving Fark Road and Barrington Road in Hanover Park, Illinois and legally Jescribed in attached Exhibit A (the "Shopping Center Parcel") upon which a shopping center is to be constructed. The Indenture of Lease has been amended by a certain First Amendment to Lease dated October 23, 1987 between Landlord, Landlord's Beneficiary and Tenanc (the Indenture of Lease, as amended, being hereinafter referred to as the "Lease").

The Landlord and Tenant hereby confirm that the Lease contains the following provisions, among others:

- 1. The Preliminary Term of the Lease commences on the date of the Lease and continues until the Commencement Date. The Commencement Date occurs on the earlier of (i) the date upon which Tenant opens for business as determined pursuant to certain provisions of the Lease, or (ii) thirty (30) days after the last to occur of the Cub Foods Completion Date or the Shopping Center Completion Date.
- 2. The Initial Term of the Lease commences on the Commencement Date and continues until the last day of the twentieth (20th) Lease Year. The First Lease Year begins on either (a) the Commencement Date 15 the Commencement Date falls on the first day of the month or (b) the first day of the next succeeding month. Each successive Lease Year commences on the anniversary of the first day of the First Lease Year.
- 3. The Tenant may extend the Term of the Lease beyond the Initial Term for up to five (5) Extended Terms of five (5) years each. In addition, under certain circumstances the Term of the Lease may be automatically extended for one (1) year following an Extended Term.

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- 4. The Lease contains construction obligations.
- 5. The Lease provides that use restrictions contained in a Declaration of Protective Covenants, Easements and Restrictions will apply to the Shopping Center Parcel and to other property contiguous to the Shopping Center Parcel upon acquisition of such land by the Landlord or its affiliates.
 - 6. The Lease contains signage rights.
- 7. The Lease provides that the Tenant shall have the exclusive right to sell and purvey alcoholic beverages on the Shopping Center Parcel with certain exceptions.
 - 8. The Lease contains expansion options.
- 9. The Lease contains rights of first offerings.

This Memorardum of Lease is made solely for purposes of confirming the matters stated and, at the discretion of Tenant, for recording purposes and does not in any manner enlarge or reduce the respective rights privileges, liabilities or obligations of Landlord or Tenant under the Lease. Reference is made to the Lease for the definition of capitalized terms used but not otherwise defined herein.

All of the covenants, agreements, conditions and undertakings contained in the Lease inure to the benefit of and are binding upon the parties thereto and their respective heirs, executors, administrators, successors and assigns and shall be construed as covenants running with the lard for the entire time the Lease is in force and effect.

In witness whereof, the Landlord, Lardlord's Beneficiary and Tenant hereto have caused this Short Form of Lease to be executed this 10th day of March, 1988.

ATTEST:

(Assistant) Secretary

AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, as Trustee under Trust No. 103624-08

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This help and is executed by American Rational Renal for the transfer Company

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ATTEST:	DEVELOPMENT CO., INC.
(Assistant) Secretary	By Its
ATTEST:	PRAIRIE SUPER STORES, INC., a Delaware corporation
(Assistant) Secretary	By <u>XAMUS EMMULU</u> Its <u>Joseph H Fernandez</u> President
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	Conto
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ACKNOWLEDGMENT

STATE OF
COUNTY OF ('4.1.) SS.
T a Notary Public in and for
I, a Notary Public in and for and residing in said County and State, DO HEREBY CERTIFY THAT
and residing in said county and state, bo HEREDI CERTIFY THAT
personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such
and , appeared before me this day in person
and acknowledged that they signed and delivered said instrument
as their own free and voluntary act and as the free and voluntary
act of said bank; and the said acknowledged that, as custodian of the corporate seal of said bank, did affi;
said corporate seal to said instrument as own free and
said corporate seal to said instrument as own free and voluntary act and as the free and voluntary act of said bank for
said uses and purposes.
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GIVEN under my nand and notarial seal this day of , 1988.
Notary Public
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STATE OF ILLINOIS SS. COUNTY OF COOK

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EN onder my hand and notarial seal 1988.

My Commission Expires:

March 21, 1990 I, Phyllis M. Miceli ____, a Notary Public in and for and residing in said County and State, DO HEREBY CERTIFY THAT Joseph H. Fernandez and Melvin D. Meyer Super Stores, Inc. personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered said instrument as their own free and voluntary act and as the free and voluntary act of said corporation for said uses and purposes.

GIVEN under my hand and notarial seal this 10th day of

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COUNTY OF Look) SS.

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"STATE OF ILLINOS

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My Commission Expires: ____, OF First Relieved Reacty +

EXHIBIT "A"

PARCEL 1:

SUB PARCEL 1:

(1-A)

LOT A-1 IN HANOVER GARDENS, BEING A SUBDIVISION OF PART OF THE SOUTH EAST 1/4 OF SECTION 25, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING FROM SAID LOT THAT PART LYING WEST OF THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT B-12 IN THE SUBDIVISION OF LOT 'B' IN SAID HANGUER GARDENS, ALSO EXCEPTING THAT PART THEREOF LYING SOUTH OF THE FOLLOWING DESCRIBED LINES: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT A-1; THENCE NORTH 247.00 FEET, ALONG THE EAST LINE OF SAID LOT TO THE POINT OF REGINNING; THENCE WEST 299.885 FEET, ALONG A LINE DRAWN PERPENDICULARLY TO SAID EAST LINE TO THE POINT OF INTERSECTION WITH THE MORTHEASTERLY EXTENSION OF THE CENTER LINE OF A 35 FOOT EASEMENT FOR INGRESS AND EGRESS PER DOCUMENT NO. 22067752, SAID NORTHEASTEFLY EXTENSION BEING A LINE 17.50 FEET NORTHWESTERLY OF AND PARALLEL WITH THE NORTHEASTERLY EXTENSION OF THE SOUTHEASTERLY LINE OF THE COT A-6 IN THE AFORESAID HANOVER GARDENS; THENCE SOUTHWESTERLY 76.336 FEET ALONG THE NORTHEASTERLY EXTENSION OF THE CENTER LINE OF SAID EASEMENT TO THE SOUTHWESTERLY LINE OF SAID LOT A-1;

(1-B)

THE SOUTH 103.495 FEET (MEASURED PERPENDICULARLY TO THE SOUTH LINE THEREOF) OF THAT PART OF LOT B-1 IN THE SUBDIVISION OF LOT 'B' IN THE AFORESAID HANOVER GARDENS LYING EAST OF THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT B-12 IN THE SUBDIVISION OF LOT 'B' AFORESAID, ALL IN COOK COUNTY, ILLINOIS.

(1-C)

THE NORTH 28.00 FEET OF THE SOUTH 134.495 FEET (80TH AS MEASURED PERPENDICULARLY TO THE SOUTH LINE THEREOF) OF THAT PART OF LOT 8-1 LYING EAST OF THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 8-12, ALL IN THE SUBDIVISION OF LOT '8' IN HANOVER GARDENS, A SUBDIVISION OF PART OF THE EAST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 25, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

(1-D)

THAT PART OF LOT A-1 IN HANOVER GARDENS, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 25, TOWNSHIP AT HORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRISED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF

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THE NORTH LINE OF SAID LOT A-1 WITH THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT B-12 IN THE SUBDIVISION OF LOT 'B' IN HANOVER GARDENS AFORESAID; THENCE SOUTH 89 DEGREES 06 MINUTES 49 SECONDS WEST ALONG THE NORTH LINE OF SAID LOT A-1, 53.075 FEET; THENCE SOUTH 17 DEGREES 41 MINUTES 39 SECONDS WEST A DISTANCE OF 284.636 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF SAID LOT A-1, SAID POINT ALSO BEING ON THE NORTHEASTERLY LINE OF LOT A-7 IN HANDVER GARDENS AFORESAID AND DISTANT 87.28 FEET (AS MEASURED ALONG SAID NORTHEASTERLY LINE > FROM THE NORTH WEST CORNER OF SAID LOT A-7: THENCE SOUTH 6! DEGREES 05 MINUTES 22 SECONDS EAST ALONG SAID NORTHEASTERLY LINE A DISTANCE OF 173,21 FEET TO THE POINT OF INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT B-12 INTERSECTION AFORESAID; THENCE NORTH 1 DEGREES 53 MINUTES 21 SECONDS WEST ALONG SAID SOUTHERLY EXTENSION A DISTANCE OF 355.934 FEET 70 HEREIN DESCRIBED PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

SUB PARCEL 2

(2-A)

THAT PART OF LOTS 'A"-1 IN HANDVER GARDENS, "B"-1 IN THE SUBDIVISION OF LOT 'B" IN HANDVER GARDENS, TAKEN AS A TRACT, LYING WEST OF THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT "B"-12 IN SAID SUBDIVISION OF LOT "B" IN HANDVER GARDENS AND LYING SOUTH OF THE NORTH LINE AND ITS WESTERLY EXTENSION OF SAID LOT "A"-1 IN HANDVER GARDENS, PEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 25, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING FROM THE ABOVE DESCRIBED LAND A PARCEL OF LAND HEREINAFTER DESCRIBED:

BEGINNING AT THE POINT OF INTERSECTION OF THE NORTH LINE OF SAID LOT "A"-1, WITH THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT "B"-12 IN THE SUBDIVISION OF LOT "B" IN MANOVER GARDENS AFORESAID; THENCE SOUTH 89 DEGREES, 06 MINUTES, 49 SECONDS WEST ALONG THE NORTH LINE OF SAID LOT "A"-1, 53.075: FEET; THENCE SOUTH 17 DEGREES, 41 MINUTES, 39 SECONDS WEST A DISTANCE OF 284.636 FEET TO THE POINT ON THE SOUTHWESTERLY VINE OF SAID LOT "A"-1, SAID POINT ALSO BEING ON THE NORTHEASTERLY LINE OF LOT "A" -7 IN HANOVER GARDENS AFORESAID AND A DISTANCE OF \$7.28 FEET (AS MEASURED ALONG SAID NORTHEASTERLY LINE) OF THE NORTH WEST CORNER OF SAID LOT "A"-7; THENCE SOUTH 61 DEGREES, 05 MINUTES, 22 SECONDS EAST ALONG SAID NORTHEASTERLY LINE A DISTANCE OF 173,21 FEET TO THE POINT OF INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT "B"-12 AFORESAID; THENCE NORTH 1 DEGREES, 56 MINUTES, 21 SECONDS WEST ALONG SAID SOUTHERLY EXTENSION A DISTANCE OF 355.934 FEET TO THE HEREIN DESCRIBED POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

(2-B)

EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1, AFORESAID AS CREATED BY AN AGREEMENT DATED FEBRUARY 4, 1976 AND RECORDED JUNE 24, 1976 AS DOCUMENT 23533993 FOR THE PURPOSES AS STATED IN SAID INSTRUMENT OVER THE FOLLOWING DESCRIBED PARCELS:

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THE WESTERLY 35.00 FEET (MEASURED PERPENDICULAR) OF THAT PART OF LOT "A"-7 LYING EAST OF AND ADJOINING A LINE DRAWN FROM THE SOUTH WEST CORNER OF SAID LOT TO A POINT ON THE NORTHEASTERLY LINE THEREOF, SAID POINT BEING 50.00 FEET (AS MEASURED ALONG SAID NORTHEASTERLY LINE) SOUTHEASTERLY OF THE NORTH WEST CORNER OF SAID LOT, ALL IN HANOVER GARDENS, BEING A SUBDIVISION OF PART OF THE SOUTH EAST 1/4 OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUB PARCEL 3:

NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1, AS CREATED BY EASEMENT AGREEMENT RECORDED SEPTEMBER 29, 1972 AS DOCUMENT NO. 22067752 OVER THE FOLLOWING DESCRIBED LAND:

THE SCUTHEAST 35 FEET OF LOT A-6 OF HANOVER GARDENS, A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 4: NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, HANOVER TOWNSHIP, COOK COUNTY, ILLINOIS.

PARCEL 2:

LOT A 3, EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS; COMMENCING AT THE NURTHEAST CORNER OF SAID LOT; THENCE NORTHWESTERLY ALONG THE NORTH LINE OF SAID LOT A DISTANCE OF 15 FEET; THENCE SOUTHWESTERLY TO A POINT ON THE EAST LINE OF SAID LOT A-3, WHICH POINT IS 84.00 FEET NORTHERLY OF THE SOUTHEAST CORNER OF SAID LOT; THENCE NURTHERLY ALONG THE EASTERLY LINE OF SAID LOT TO THE POINT OF BEGINNING IN HANOVER GARDENS SUBDIVISION, A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 41 NORTH, RANCE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN HANOVER TOWNSHIP IN COOK COUNTY, ILLINOIS TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF THE GRANTEE OVER THE NORTH 15 FEET OF LOT A-2, AND OVER THAT PART OF LOT A-3 DESCRIBED AS FOLLOWS; COMMENCING AT THE NORTHEAST CORNER OF SAID LOT; THENCE NORTHRLY ALONG THE NORTH LINE OF SAID LOT A DISTANCE OF 15 FEET; THENCE SOUTHWESTER Y TO A POINT ON THE EAST LINE OF SAID LOT A-3, WHICH POINT IS 83.00 FEET NORTHRLY OF THE SOUTHEAST CORNER OF SAID LOT: THENCE NORTHEASTERLY ALONG THE EASTERLY LINE OF SAID LOT TO THE POINT OF BEGINNING IN HANOVER GARDENS SUBDIVISION, AFORESAID.

PARCEL 3:

THAT PART OF LOT "B"-1 IN THE SUBDIVISION OF LOT "B" HANQUER GARDENS, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT "B"-1; THENCE SOUTH 93.23 FEET ALONG THE EAST LINE OF SAID LOT "B"-1 TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE CONTINUING SOUTH ALONG SAID EAST LINE, 93.229 FEET OF THE POINT OF INTERSECTION WITH THE NORTH LINE OF THE SOUTH 134.495 FEET OF SAID LOT "B"-1 (AS MEASURED PERPENDICULARLY) TO THE SOUTH LINE THEREOF; THENCE WESTERLY 392.967 FEET ALONG SAID NORTH LINE TO THE POINT OF INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT

"B"-12 IN THE SUBDIVISION OF LOT "B" IN HANGVER GARDENS AFORESAID; THENCE NORTHERLY 89.305 FEET ALONG SAID SOUTHERLY EXTENSION TO A POINT, SAID POINT BEING 89.304 FEET SOUTH OF THE NORTH LINE OF SAID LOT "B"-1; THENCE EASTERLY 394.32 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 4:

THAT PART OF LOT 8-1 IN THE SUBDIVISION OF LOT B IN HANOVER GARDENS, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT B-1; THENCE SOUTH, 46.615 FEET ALONG THE EAST LINE OF LOT B-1 TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE CONTINUING SOUTH ALONG SAID EAST LINE 46.615 FEET; THENCE WESTERLY, 394.62 FEET TO A POINT ON THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT B-12 IN THE SUBDIVISION OF LOT B IN HANOVER GARDENS AFORESAID, SAID POINT BEING, 89.604 FEET SOUTH OF THE NORTH LINE OF SAID LOT B-1; THENCE NORTHERLY ALONG SAID SOUTHERLY EXTENSION, 44.802 FEET; THENCE EASTERLY, 395.47 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINDIS, CAVE AND EXCEPT, HOWEVER, THE EAST 10 FEET THEREOF HERETOFORE CONVEYED TO THE PEOPLE OF THE STATE OF ILLINDIS, DEPARTMENT OF TRANSPORTATION BY DEED RECORDED NOVEMBER 30, 1984 AS DOCUMENT 27355784.

PARCEL 5:

THAT PART OF LOT 8-1 IN THE SUBDIVISION OF LOT 8 IN HANOVER GARDENS BEING A SUBDIVISION OF FART OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 8-1; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 8-1 46.615 FEET; THENCE WESTERLY, 395.47 FEET TO A POINT ON THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 8-12 IN THE SUBDIVISION OF LOT 8 IN HANOVER GARDENS AFORESAID, SAID POINT BEING 44.802 FEET SOUTH OF THE NORTH LINE OF SAID LOT 8-1; THENCE NORTHERLY, 44.802 FEET ALONG SAID SOUTHERLY EXTENSION TO THE NORTH LINE OF SAID LOT 8-1; THENCE EASTERLY, 274.32 FEET ALONG SAID NORTH LINE TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 6:

THE NORTH ONE-HALF (1/2) OF LOT B-8 AND ALL OF LOT B-9 IN SUBDIVISION OF LOT "B", OF HANGVER GARDENS, A SUBDIVISION OF PART OF THE SOUTH EAST 1/4 OF SECTION 25, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 7:

LOT B-16 AND LOT B-17 BOTH IN THE SUBDIVISION OF LOT B OF HANOVER GARDENS, BEING A SUBDIVISION OF PART OF THE SOUTH EAST QUARTER OF SECTION 25, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN. IN COOK COUNTY, ILLINOIS.

EXCEPT THAT PART OF LOT 8-16 OF THE SUBDIVISION OF LOT B OF HANOVER GARDENS, PER DOCUMENT NUMBER 18683505, RECORDED DECEMBER 27, 1962 IN THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, HANOVER TOWNSHIP, COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN AT THE SOUTHEAST CORNER OF SAID LOT B-16; THENCE NORTH O DEGREES 07 MINUTES 38 SECONDS EAST 20.00 FEET ALONG THE EAST LINE OF SAID LOT 8-16 TO A 3 1/4 INCH METAL DISK: THENCE SOUTH 44 DEGREES 36 MINUTES 01 SECONDS WEST 28.54 FEET TO A 3 1/4 INCH METAL DISK ON THE SOUTH LINE OF SAID LOT B-16, SAID DISK BEING 20.00 FEET FROM THE SOUTHEAST CORNER OF SAID LOT 8-16; THENCE NORTH 89 DEGREES 04 MINUTES 28 SECONDS EAST 20.00 FEET ALONG THE SOUTH LINE OF SAID B-16 TO THE POINT OF BEGINNING.

COMMON ADDRESS: Intersection of Irving Park Road and Barrington Road, Hanover Park, IL

PIN: 06-25-401-020, -039,-040,-041,-042,-043,-045,-049,-050, and -051 06-25-411-001 and 06-25-411-002

Mail To: Suzanne M. Gross, Esq., Goldberg, Kohn et al, 55 East Monroe, Suite 3900, -OUNTY C/O Chicago, Illinois, 60603

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