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LEASE

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THIS LEASE is dated as of July 29, 1988 and is between Westinghouse Credit Corporation ("Lessor"), a Delaware corporation having an address at One Oxford Center, 301 Grant Avenue, Pittsburgh, PA 15219 and The Ground Round, Inc. ("Lessee"), a Delaware corporation having an address at 541 Main Street, South Weymouth, MA 02190-1898.

For and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration paid and to be paid by Lessee to Lessor, Lessor does demise and let unto Lessee and Lessee does lease and take from Lessor upon the terms and conditions and subject to the limitations more particularly set forth in a certain lease agreement between Lessor and Lessee dated of even date herewith (the "Agreement"), the premises in Cook County, Illinois described on annexed Exhibit A.

To have and to hold the same for a term of fifteen years from and after the Commencement Date as defined in the Agreement subject to extension as provided in the Agreement, unless sooner terminated as provided therein.

The Agreement, among other things, provides various options to Lessee to purchase the premises.

This instrument is executed and is to be recorded or filed for the purpose of giving notice of the Agreement. This instrument is not a complete summary thereof and is in no way intended to supersede or vary the terms and conditions of said Agreement. Any conflict or ambiguity between any of the terms and provisions of this instrument and any of the terms and provisions of said Agreement is to be resolved in favor of said Agreement which shall at all times control.

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Mail to:

CHICAGO TITLE INSURANCE COMPANY
 111 WEST WASHINGTON STREET
 CHICAGO, ILLINOIS 60602
 ATTN: NATIONAL SERVICES

BOX 333 - TH

DIV- 71-66-000-002
 005-007
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WITNESS the due execution hereof as of the date first above written.

Lessor:

WESTINGHOUSE CREDIT CORPORATION

By: David P. Plessek
Name: David P. Plessek
Title: Vice President

Lessee:

THE GROUND ROUND, INC.

By: Smart R. Pomeroy
Name: Smart R. Pomeroy
Title: Vice President

This instrument prepared by:
Kimberly J. Esmay, Esq.
Kelley Drye & Warren
101 Park Avenue
New York, New York 10178

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STATE OF Massachusetts)
 :SS.:
COUNTY OF Suffolk)

Before me, a Notary Public in and for the aforesaid state and county, personally appeared this day David R. Piasecki, the Vice President of Westinghouse Credit Corporation, and acknowledged that he executed the foregoing instrument as his free and voluntary act and as the free and voluntary act of said Corporation for the uses and purposes therein set forth.

Witness my hand and official seal this 29th day of July, 1988.

Jean E. Parker
Notary Public

My commission expires:

Notarial Seal

10/22/93

STATE OF Massachusetts)
 :SS.:
COUNTY OF Suffolk)

Before me, a Notary Public in and for the aforesaid state and county, personally appeared this day Stuart R. Plumer, the Vice President of The Ground Round, Inc., and acknowledged that he executed the foregoing instrument as his free and voluntary act and as the free and voluntary act of said Corporation for the uses and purposes therein set forth.

Witness my hand and official seal this 29th day of July, 1988.

George W. [Signature]
Notary Public

My commission expires:

Notarial Seal

10/25/93

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EXHIBIT A

All that certain plot, piece or parcel of land, situate, lying and being in the City of Arlington Heights, County of Cook, and State of Illinois, bounded and described as follows:

ARLINGTON HEIGHTS PARCEL

LOT 1 IN THE RESUBDIVISION OF LOT 1 IN ARLINGTON INDUSTRIAL AND RESEARCH CENTER UNIT NO. 12, A RESUBDIVISION OF LOTS 2 AND 3 IN ARLINGTON INDUSTRIAL AND RESEARCH CENTER UNIT 9, BEING A SUBDIVISION OF PART OF THE NORTH WEST 1/4 OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

permanent real estate index number: 03-07-102-010-0000
address of property: 1331 W. Dundee Road
Arlington Heights, Illinois

Office of Cook County Clerk's Office

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EXHIBIT A

All that certain plot, piece or parcel of land, situate, lying and being in the City of Calumet City, County of Cook, and State of Illinois, bounded and described as follows:

THAT PART OF LOT 1 IN RIVER OAKS WEST UNIT NO. 1, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER 1/4 OF SECTION 24 AND THAT PART OF LOT 1 Lying NORTH OF THE LITTLE CALUMET RIVER IN THE SUBDIVISION OF THE SOUTH WEST 1/4 OF SAID SECTION 24, ALL IN TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING ON THE NEW SOUTH RIGHT OF WAY LINE OF 159TH STREET, AS INDICATED BY DOCUMENT NO. 28845780, A DISTANCE OF 232.47 FEET WEST OF THE WESTERN RIGHT OF WAY LINE OF THE PENN CENTRAL RAILROAD, THENCE

SOUTH 45 FEET; THENCE DUE EAST 31 FEET; THENCE DUE SOUTH 237 FEET; THENCE DUE WEST 300.22 FEET; THENCE NORTH 30 DEGREES 44 MINUTES 00 SECONDS WEST 100.17 FEET; THENCE DUE NORTH 229.10 FEET ALONG THE EASTERN RIGHT OF WAY LINE OF PARK AVENUE AS DESIGNATED BY DOCUMENT NO. 2428287; THENCE SOUTH ALONG THE NEW 159TH STREET RIGHT OF WAY; THENCE DUE EAST 22.14 FEET; THENCE NORTH 87 DEGREES 08 MINUTES 10 SECONDS WEST 100.12 FEET; THENCE DUE EAST 185.87 FEET ALL ALONG THE NEW SOUTH RIGHT OF WAY LINE, TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS

Permanent Real Estate Index Number: 29-24-100-028-0000

Address of Property: 1985 River Oaks Road, Calumet, Illinois

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EXHIBIT A

All that certain plot, piece or parcel of land, situate, lying and being in the City of Des Plaines, County of Cook, and State of Illinois, bounded and described as follows:

LOT 83 IN KOZLOL AND WEDGEWOOD RESUBDIVISION OF PART OF THE SOUTH WEST 1/4 OF SECTION 20 AND PART OF THE SOUTH EAST 1/4 OF SECTION 19, ALL IN TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index No. 04-20-320-048-0000

Address of Property: 850 East Oakton Avenue, Des Plaines, Illinois

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EXHIBIT A

All that certain plot, piece or parcel of land, situate, lying and being in the City of Chicago Ridge, County of Cook, and State of Illinois, bounded and described as follows:

PARCEL 1:

LOT 3 IN CHICAGO RIDGE MALL SUBDIVISION, A SUBDIVISION OF PART OF THE EAST 1/2 OF THE NORTH EAST 1/4 OF SECTION 7, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 2:

PERPETUAL NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER RING ROAD AND ACCESS ROAD AS DESCRIBED IN FUTURE DEVELOPMENT PARCELS AGREEMENT RECORDED AS DOCUMENT 25484411, AND A PERPETUAL NON-EXCLUSIVE EASEMENT FOR PARKING AS DEFINED IN OPERATING AGREEMENT RECORDED AS DOCUMENT 25484410 AS CREATED BY EASEMENT AGREEMENT DATED DECEMBER 28, 1981 AND RECORDED JANUARY 12, 1982 AS DOCUMENT 26109859.

Permanent Real Estate Index Number: 24-07-216-019-0000

Address of Property: 9600 Ridgeland Avenue
Chicago Ridge, Illinois

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EXHIBIT A

All that certain plot, piece or parcel of land, situate, lying and being in the City of Matteson, County of Cook, and State of Illinois, bounded and described as follows:

PARCEL 1:

TOWNCENTER SUBDIVISION, BEING A SUBDIVISION OF PART OF THE S.W. 1/4 OF SECTION 21, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF CORRECTION OF TOWNCENTER SUBDIVISION FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, (THE "PUBLIC OFFICE") ON JUNE 24, 1982 AS DOCUMENT NUMBER 26270570 IN COOK COUNTY, ILLINOIS

PARCEL 2:

PERPETUAL NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF, AND APPURTENANT TO, LOT 1 FOR INGRESS, EGRESS, DELIVERY, PARKING OF VEHICLES, PASSAGE AND ACCOMMODATION OF PEDESTRIAN AND THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, RELOCATION AND REMOVAL OF UTILITY LINES AS CREATED BY THAT CERTAIN EASEMENT AND OPERATION AGREEMENT DATED SEPTEMBER 25, 1981 (RECORDED IN THE PUBLIC OFFICE ON OCTOBER 9, 1981 AS DOCUMENT NUMBER 26024848) AND THAT EASEMENT WAS AVOIDED BY THAT CERTAIN RESTATEMENT OF RECORDING EASEMENT AND OPERATION AGREEMENT DATED AS OF SEPTEMBER 28, 1981 (RECORDED IN THE PUBLIC OFFICE ON FEBRUARY 10, 1983 AS DOCUMENT NUMBER 26808828) IN LIEU, ALONG, ACROSS AND OVER THE COMMON AREAS OF THE DEVELOPER'S PARCELS, THE TRU PARCEL AND THE OUTPARCELS, ACCORDING TO THE PLAT OF CORRECTION OF TOWNCENTER SUBDIVISION, AS AFORESAID, ALL AS DEFINED IN THE FOREGOING OR AS SHOWN ON THE SITE PLAN ATTACHED TO THE FOREGOING AND MARKED "SCHEDULE C".

PARCEL 3:

PERPETUAL NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF AND APPURTENANT TO LOT 1 AS SET FORTH IN EASEMENT AND OPERATION AGREEMENT DATED SEPTEMBER 30, 1983 AND RECORDED JULY 24, 1983 AS DOCUMENT NUMBER 26688313 FOR INGRESS, EGRESS, PASSAGE, DELIVERY AND PARKING OF VEHICLES, PASSAGE AND ACCOMMODATION OF PEDESTRIAN AND THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, RELOCATION AND REMOVAL OF UTILITY LINES AS CREATED BY THAT CERTAIN EASEMENT AND OPERATION AGREEMENT

PARCEL 4:

NON-EXCLUSIVE, PERPETUAL EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY EASEMENT AND OPERATION AGREEMENT BY AND BETWEEN PIONEER BANK AND TRUST COMPANY, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENTS KNOWN AS NUMBERS 22884 AND 23207 AND SAGA PROPERTY MANAGEMENT CORPORATION DATED SEPTEMBER 28, 1983 AND RECORDED NOVEMBER 29, 1983 AS DOCUMENT 26878023 FOR PEDESTRIAN AND VEHICULAR INGRESS, EGRESS, PASSAGE AND DELIVERY TO AND FROM CICERO AVENUE OVER THE FOLLOWING DESCRIBED LAND:

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EXHIBIT A

All that certain plot, piece or parcel of land, situate, lying and being in the City of Melrose Park, County of Cook, and State of Illinois, bounded and described as follows:

PARCEL 1

THE EAST 300 FEET OF THE WEST 410 FEET OF THE SOUTH 280 FEET OF THE PART OF THE WEST 1/2 OF THE SOUTH EAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF A LINE DESCRIBED AS FOLLOWS

BEGINNING AT A POINT ON THE EAST LINE OF SAID WEST 1/2 OF THE SOUTH EAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 34, A DISTANCE OF 104.85 FEET NORTH OF THE SOUTH LINE OF SAID SECTION, THENCE WEST TO A POINT ON THE WEST LINE OF THE SOUTH EAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 34, A DISTANCE OF 104.80 FEET NORTH OF THE SOUTH LINE OF SAID SECTION, IN COOK COUNTY, ILLINOIS.

PARCEL 2

EASEMENT FOR OPERATING SANITARY SEWER MAINS, PIPES AND LINES APPURTENANT TO PARCEL 1 AS SET FORTH IN AN INSTRUMENT RECORDED JUNE 25, 1985 AS DOCUMENT 85074780 OVER AND ACROSS THE FOLLOWING DESCRIBED PROPERTY

THE EAST 320 FEET OF THE WEST 350 FEET OF THE NORTH 15 FEET OF THE SOUTH 285 FEET OF THAT PART OF THE WEST 1/2 OF THE SOUTH EAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF A LINE DESCRIBED AS FOLLOWS BEGINNING AT A POINT ON THE EAST LINE OF SAID WEST 1/2 OF THE SOUTH EAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 34, A DISTANCE OF 104.85 FEET NORTH OF THE SOUTH LINE OF SAID SECTION, THENCE WEST TO A POINT ON THE WEST LINE OF THE SOUTH EAST 1/4 OF SAID SECTION, THENCE WEST TO A POINT ON THE WEST LINE OF THE SOUTH EAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 34, A DISTANCE OF 104.80 FEET NORTH OF THE SOUTH LINE OF SAID SECTION IN COOK COUNTY, ILLINOIS

PARCEL 3

NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS BY VEHICULAR AND PEDESTRIAN TRAFFIC AND VEHICULAR PARKING AS CREATED BY TRAFFIC OF RECIPROCAL EASEMENTS FOR USE OF PARKING AREAS RECORDED APRIL 4, 1983 AS DOCUMENT 26556722 UPON, OVER AND ACROSS A PORTION OF THE LAND DENOTED AS "A-1" SHOWN EXHIBIT "A" ATTACHED THERETO

PARCEL 4

NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS BY VEHICULAR AND PEDESTRIAN TRAFFIC AND VEHICULAR PARKING AS CREATED BY TRAFFIC OF RECIPROCAL EASEMENTS FOR USE OF PARKING AREAS RECORDED APRIL 4, 1983 AS DOCUMENT 26556723 UPON, OVER AND ACROSS A PORTION OF THE LAND DENOTED AS "A-2" SHOWN ON EXHIBIT "A" ATTACHED THERETO

Permanent Real Estate Index Number: 1234-405-022-0000

Address of Property: 1315 W. North Avenue, Melrose Park, Illinois

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EXHIBIT A

All that certain plot, piece or parcel of land, situate, lying and being in the City of Orland Park, County of Cook, and State of Illinois, bounded and described as follows:

PARCEL 1

LOT 11 IN SAGE SUBDIVISION, BEING A TRACT OF LAND IN THE SOUTH EAST 1/4 OF THE NORTH EAST 1/4 OF SECTION 16, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 9, 1983 AS DOCUMENT 26501619

PARCEL 2

EASEMENT APPROPRIATE TO AND FOR THE BENEFIT OF PARCEL 1 HEREBY CREATED BY INSTRUMENT DATED NOVEMBER 23, 1982 AND RECORDED FEBRUARY 9, 1983 AS DOCUMENT 26501621 OVER AND UPON THE WEST 8 FEET OF THE SOUTH 200 FEET OF THE NORTH 200 FEET OF THE WEST 35 FEET OF THE EAST 378 FEET BEING WEST OF THE WESTERLY RIGHT OF WAY LINE OF MANHEIM ROAD, AS DEDICATED, OF THE SOUTH 1/2 OF THE EAST 1/2 OF THE NORTH EAST 1/4 OF SECTION 16, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 3

RECIPROCAL, NON-EXCLUSIVE EASEMENT BY VEHICULAR AND PEDESTRIAN, TRAFFIC FOR INGRESS, EGRESS AND PARKING CREATED BY GRANT OF RECIPROCAL EASEMENT RECORDED FEBRUARY 9, 1983 AS DOCUMENT 26501621 OVER AND ACROSS THE FOLLOWING DESCRIBED LAND IMPROVED FOR VEHICULAR PARKING AND PEDESTRIAN SIDEWALKS AND WALKWAYS:

THE SOUTH 399.0 FEET OF THE NORTH 443.0 FEET (EXCEPT THE WEST 660.0 FEET THEREOF) AND (EXCEPT THAT PART THEREOF TAKEN FOR HIGHWAY PURPOSES FOR LAGRANGE ROAD (KEAN AVENUE) ACCORDING TO DOCUMENT NO. 10123563 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS) OF MANHEIM ROAD, ALSO KNOWN AS LAGRANGE ROAD OF THE SOUTH 1/2 OF THE EAST 1/2 OF THE NORTH EAST 1/4 OF SECTION 16, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

AND

LOT 13 IN ORLAND CENTER SUBDIVISION OF PART OF THE NORTH EAST 1/4 OF SECTION 16, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 27-16-201-015-0000

Address of Property: 15300 S. LaGrange Road, Orland Park, Illinois

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EXHIBIT A

All that certain plot, piece or parcel of land, situate, lying and being in the City of Glenview, County of Cook, and State of Illinois, bounded and described as follows:

LOT 1, SAGA SUBDIVISION, BEING A PART OF SECTION 35, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, EAST OF THE CENTER OF THE CHICAGO, MILWAUKEE AND ST. PAUL RAILROAD AND WEST OF THE CENTER OF THE PUBLIC HIGHWAY, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Number: 04-35-314-046-0000

Address of Property: 630 Waukegan Road, Glenview, Illinois

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EXHIBIT A

All that certain plot, piece or parcel of land, situate, lying and being in the City of Schaumburg, County of Cook, and State of Illinois, bounded and described as follows:

LOT 2 IN SAGA SUBDIVISION BEING A RESUBDIVISION OF LOT 1 IN SUSAN'S SUBDIVISION IN PART OF THE SOUTH EAST 1/4 OF SECTION 11, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN AS REGISTERED WITH THE REGISTRAR OF DEEDS ON FEBRUARY 24, 1982 AS DOCUMENT LR3250981, IN COOK COUNTY ILLINOIS.

Permanent Real Estate Index Number: 07-11-400-072-000

Address of Property: 800 East Golf Road, Schaumburg, Illinois