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Termination of Ground Lease

This Termination of Ground Lease (the "Termination") is made as of this 13th day of August, 1988, by LaSalle National Bank, not personally, but as Trustee under Trust Agreement dated June 17, 1987 and known as Trust No. 112420 ("Trustee" or "Lessor").

WHEREAS, Lessor entered into that certain Ground Lease (the "Ground Lease"), dated July 7, 1987, with LaSalle National Bank, not personally but as Trustee under Trust Agreement dated March 1, 1985 and known as Trust No. 109495 ("Lessee"), as ground lessee, respecting the parcel of land commonly known as 321 North Clark Street, Chicago, Cook County, Illinois, and legally described on Exhibit A attached hereto and made a part hereof; and

WHEREAS, Memorandum of Ground Lease by and between Lessor and Lessee, dated July 7, 1987 was recorded in the Recorder's Office of Cook County, Illinois on July 8, 1987 as Document No. 87374329; and

WHEREAS, Lessor is the successor by deed dated as of the date hereof to Lessee's interests under the Ground Lease; and

WHEREAS, Lessor, as ground lessor and as such successor, desires to terminate the Ground Lease.

NOW, THEREFORE, in consideration of the premises and for other good and valuable consideration the receipt and sufficiency of which are hereby acknowledged, Lessor hereby agrees and states as follows:

1. Termination. Effective as of the date hereof, the Ground Lease and all rights and obligations thereunder (whether due, accrued or otherwise) shall be terminated and of no further force and effect.

2. Trustee Exculpation and Authority. (a) This Termination is executed by the Trustee not individually or personally, but solely as trustee as aforesaid, in the exercise of the power and authority conferred upon and vested in it as such trustee, and it is expressly understood and agreed that nothing herein contained shall be construed as creating any liability on the Trustee personally to perform any covenant, undertaking, representation or agreement, either express or implied, contained herein or in the Ground Lease, all such personal liability of the Trustee, if any, being expressly waived by each and every person now or hereafter claiming any right or security under this Termination and/or the Ground Lease.

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(b) The Trustee hereby represents that it possesses full power and authority to execute and deliver this instrument.

IN WITNESS WHEREOF, the undersigned has duly executed this Termination as of the date and year first above written.

LaSalle National Bank, not personally but as Trustee under Trust Agreement dated June 17, 1987 and known as Trust No. 112420

Attest:

By: 
Name: William H. Dillon
Title: Assistant Secretary

By: 
Name: Guanine Bek
Title: ASSISTANT VICE PRESIDENT

City of Cook County Clerk's Office

COOK COUNTY, ILLINOIS
FILED FOR RECORD

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Exhibit A

Legal Description

THAT PART OF BLOCK 2 IN ORIGINAL TOWN OF CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN AT AND BELOW THE HORIZONTAL PLANE OF 50.00 FEET ABOVE CHICAGO CITY DATUM, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE EAST LINE OF NORTH CLARK STREET (ALSO BEING THE WEST LINE OF LOT 4 AND 5 IN SAID BLOCK 2) AND THE NORTH LINE OF THE CHICAGO RIVER, AS OCCUPIED; THENCE NORTH ALONG THE EAST LINE OF SAID NORTH CLARK STREET A DISTANCE OF 300.43 FEET; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED LINE A DISTANCE OF 134.10 FEET; THENCE SOUTH ALONG A LINE 134.10 FEET EAST OF AND PARALLEL WITH THE EAST LINE OF SAID NORTH CLARK STREET A DISTANCE OF 305.09 FEET TO A POINT ON THE NORTH LINE OF SAID CHICAGO RIVER, AS OCCUPIED; THENCE WEST ALONG THE NORTH LINE OF SAID CHICAGO RIVER, AS OCCUPIED, A DISTANCE OF 134.18 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

ALSO: THAT PART OF BLOCK 2 IN ORIGINAL TOWN OF CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN AND ABOVE THE HORIZONTAL PLANE OF 50.00 FEET ABOVE CHICAGO CITY DATUM, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE EAST LINE OF NORTH CLARK STREET (ALSO BEING THE WEST LINE OF LOTS 4 AND 5 IN SAID BLOCK 2) AND THE NORTH LINE OF THE CHICAGO RIVER, AS OCCUPIED; THENCE NORTH ALONG THE EAST LINE OF SAID NORTH CLARK STREET A DISTANCE OF 300.43 FEET; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED LINE A DISTANCE OF 136.10 FEET; THENCE SOUTH ALONG A LINE 136.10 FEET EAST OF AND PARALLEL WITH THE EAST LINE OF SAID NORTH CLARK STREET A DISTANCE OF 305.16 FEET TO A POINT OF THE NORTH LINE OF SAID CHICAGO RIVER, AS OCCUPIED; THENCE WEST ALONG THE NORTH LINE OF SAID CHICAGO RIVER, AS OCCUPIED, A DISTANCE OF 136.16 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Tax Identification No: 17-09-409-006-0000

Address: 321 North Clark Street
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MAIL TO:
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