

Return to:
Pier 1 Imports
Attn: Property Dept.
P.O. Box 961020
FW, TX 76161-0020

UNOFFICIAL COPY

89181446

MEMORANDUM OF LEASE



THIS MEMORANDUM OF LEASE, made and entered into this 7th day of February, 1989, by and between American National Bank and Trust Company of Chicago as trustee under agreement dated July 24, 1986 and known as Trust No. 068775-00, as successor-in-interest to LaSalle National Bank, as Trustee under Trust Agreement dated September 1, 1986 and known as Trust No. 111568, referred to as "Landlord", and Pier 1 Imports (U.S.), Inc., a Delaware corporation, as successor-in-interest to Pier 1 Imports - Midwest, Inc., hereinafter referred to as "Tenant", with its principal office at 301 Commerce Street, Suite 600, Fort Worth, Texas, 76102

WITNESSETH, that:

1. The Landlord, in consideration of the rents reserved and agreed to be paid by Tenant, and of the covenants, agreements, conditions and understandings to be performed and observed by Tenant, all as more fully set out in that certain Lease Agreement (the "Lease") dated December 9, 1987 made by and between Landlord and Tenant, hereby lets, leases and demises to the Tenant a tract of land and all improvements and all easements and appurtenances thereto being approximately 8,932 square feet located at 9820 Ridgeland Avenue, Building No. 1, Store No. 854, Chicago Ridge, Cook County, Illinois, which property is more particularly described as:

Lot 4 in Chicago Ridge Mall Subdivision being 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.

2. The term of this Lease shall commence October 4, 1988, and terminate January 31, 1999, ten (10) years after the date as determined by the provisions of the Lease.

3. The Tenant has an option to renew the Lease for two (2) term(s) of five (5) years, at increased rental, on the same terms and conditions as stated in the Lease.

4. Tenant shall pay rent based upon the net usable square footage of the Premises, which is determined to be 8,931.50 square feet.

5. This Memorandum of Lease is subject to all of the terms, conditions and understandings set forth in the above mentioned Lease between the Landlord and Tenant, which agreement is incorporated herein by reference and made a part hereof, as fully as though copied verbatim herein. In the event of a conflict between the Memorandum of Lease and the actual Lease, the Lease shall prevail.

IN WITNESS WHEREOF, the parties hereto caused this Memorandum to be duly executed as of the day and year first above written.

ATTEST OR WITNESS:

ASSISTANT SECRETARY

AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, as successor-in-interest

BY:

TITLE: TRUST OFFICER

ATTEST:

PIER 1 IMPORTS (U.S.), INC, as successor-in-interest

BY:

TITLE: Executive Vice President

Pier 1 Tax ID #75-1673348

This document is a copy of the original instrument filed for recording in Cook County, Illinois, and is subject to the provisions of the Illinois Recording Act. The original instrument is the only one that is enforceable. This copy is provided for your information only. The original instrument is the only one that is enforceable. This copy is provided for your information only.

89181446

UNOFFICIAL COPY



Property of Cook County Clerk's Office

98118168

UNOFFICIAL COPY

STATE OF TEXAS)
) SS:
COUNTY OF TARRANT)

On this 7 day of February, 1989, before me, the undersigned, a Notary Public in and for said State, personally appeared Thomas A. Christopher known to me to be the Exec. Vice President of PIER I IMPORTS (U.S.), INC., a Delaware Corporation, and Jean Keeton, known to me to be the Assistant Corporate Secretary of such Delaware Corporation, the Delaware Corporation that executed the within instrument, and acknowledged to me that such Delaware Corporation executed the same as its true act and deed.

WITNESS my hand and official seal.

(SEAL) Thomas A. Christopher
Notary Public in and for the State of Texas

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

On this _____ day of _____, 19____, before me, the undersigned, a Notary Public in and for said State, personally appeared Claire Rosati Feldy known to me to be the Author of AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, a Bank and Trust Company, and SUZANNE C. JONES, known to me to be the Assistant Secretary of such Bank and Trust Company, the Bank and Trust Company, as Trustee under Trust No. 068-775-00, that executed the within instrument, and acknowledged to me that such Bank and Trust Company executed the same as its true act and deed.

WITNESS my hand and official seal.

(SEAL) Claire Rosati Feldy
Notary Public in and for the State of Illinois

DEPT-011 \$12.00
T45555 (000) 0256 04/25/89 13:09:00
40314 : E : 4-89-124446
COOK COUNTY RECORDER

89181416

89181416

1200

UNOFFICIAL COPY

Property of Cook County Clerk's Office