



ML-3751A, A-78, # 8  
May 17, 1989-7:30pm/39230-01

(c) all equipment, machinery, apparatus, fittings, fixtures and inventory, now or hereafter attached to, or located in or upon, or used in connection with the premises, together with any and all additions thereto, substitutions therefor, and repairs, replacements, improvements and restorations thereof (including all

(b) all buildings, structures and improvements as are located on the premises as of the commencement date (as hereinafter defined), and any additional construction thereon, and any new improvements and structures hereafter placed or constructed on or become a part of the premises, and any restoration or replacement thereof, and any alterations, additions or improvements thereto;

(a) those certain plots and parcels of land in the city of Chicago, County of Cook, State of Illinois, more fully described on Exhibit "A", attached hereto and made part hereof for all purposes, together with: (i) all Appurtenances (as hereinafter defined) thereof; (ii) all sidewalks on the land and walks appurtenant thereto; and (iii) all of Landlord's right, title and interest in and to the land lying in the bed of any streets or roads (open or proposed) in front of and/or adjoining the same to the center line thereof (all the foregoing, collectively, the "Land");

1. Landlord and Tenant have entered into a certain lease (the "Lease") dated and executed the same date herewith, pursuant to which Landlord leased to Tenant the following, and all of Landlord's right, title and interest therein (collectively, the "Premises"):

M I T H E S E I H :

MEMORANDUM OF LEASE, dated as of May 15, 1989, by and between LASALLE NATIONAL BANK, as trustee under that certain Trust Agreement dated November 1, 1966 and known as Trust No. 35766 (the "Trustee"); FISHERMAN SPEYER MONROE VENTURE, A LIMITED PARTNERSHIP, an Illinois limited partnership having an office at 520 Madison Avenue, New York, New York 10022 (the "Partnership" and collectively with the Trustee, "Landlord"), and DATA XI(A) B.V., a Netherlands besloten vennootschap, having an office at World Trade Center, Tower B 15, Stawinskyiaan 1533, 1077 XX Amsterdam, The Netherlands doing business in Illinois as Data XI(A) B.V., Inc. ("Tenant").

MEMORANDUM OF LEASE

89236676

92992266

4-01254-55  
L710

UNOFFICIAL COPY

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

5 7 9 2 6 3 6 7 5

ML-3751A, A-78, # 8  
May 17, 1989-7:30pm/39230-01

4. All terms, covenants and conditions contained in the lease are hereby incorporated herein by reference with like effect as if set forth herein verbatim. The purpose of this

3. As more particularly set forth in Article 1 of the Lease, Tenant has the right to renew and extend the term of the Lease for one additional period of ten (10) years, commencing on January 1, 2009 and expiring on December 31, 2018, which right shall be exercisable at any time during the term of the Lease up to and through (but in no event later than) December 31, 2007.

2. The lease is for a term commencing on May 15, 1989 and expiring on December 31, 2008, unless sooner terminated pursuant to the terms and conditions thereof.

(f) the "Existing Leases" as defined in that certain assignment and assumption of leases, dated of even date herewith, made by Landlord to Tenant, relating to the Premises and to be recorded in the deed records of the County of Cook, State of Illinois.

(e) (i) all rights to the air space above the Land, and (ii) all zoning entitlements, development rights and appurtenances (including, without limitation, all entitlements based upon so-called unused floor area ratios) accruing to the Land and/or Landlord under, or by reason of, any applicable zoning ordinance or other laws, in each case leased to Landlord under the Ground Lease or otherwise held by Landlord; and

(d) all easements, covenants, restrictions, tenements, hereditaments, appurtenances, and other rights of every kind whatsoever, benefiting, or appertaining to the Premises (and all remainders, rents, issues, and profits thereof), as well as dower, right of dower, curtesy, right of curtesy, or any similar rights existing in, with respect to, or by reason of, the Premises, of or to each of (a) through (c) above;

pursuant to terms and conditions thereof.  
loaned or leased to Landlord), unless sooner terminated now or hereinafter located on the Premises owned by or of all or any portion of the Premises and (ii) all artwork entitling the beneficiary thereof to the use and possession entered into by Tenant, and any amendments thereto, or tenants under all future leases, subleases, occupancy agreements, licenses and other agreements now or hereafter tenants under the Existing Leases (as hereinafter defined) (i) equipment, furniture, and fixtures owned or leased by cleaning equipment and spare parts of any kind) (other than tanks, meters, steam piping, steam, sprinkler systems, heating, lighting, ventilation, air conditioning, roof transmission dishes or facilities, plumbing, boilers, elevators, escalators, or utility installations, antennae,

97993268

UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL COPY

3 9 2 3 5 7 3

74

ML-3751A, A-78, # 8  
May 17, 1989-7:30pm/39230-01

- 3 -

Charles H. Goodman, General Partner

BY:

TSE Limited Partnership, General Partner

BY:

Gerry I. Speyer, General Partner

BY:

Tishman Speyer Associates Limited Partnership, General Partner

BY:

Tishman Speyer Crown Equities, General Partner

BY:

TISHMAN SPEYER MONROE VENTURE, A LIMITED PARTNERSHIP

Robert Harnzer, Managing Director

BY:

LARS ERIK MAGNUSSON, Managing Director

BY:

Data Holding N.V., Managing Director

BY:

DATA XI(A) B.V.  
(doing business in Illinois as  
Data XI(A) B.V., Inc.)

IN WITNESS WHEREOF, THE PARTIES HERETO HAVE DULY  
EXECUTED THIS MEMORANDUM OF LEASE AS OF MAY 15, 1989.

5. Simultaneously with the execution and delivery of the Lease, Landlord and Tenant entered into a Monroe Street Option Agreement with respect to the Premises, a memorandum of which is being recorded contemporaneously herewith. The last date for delivery of an exercise notice containing notice of Tenant's exercise of the option granted, pursuant to said Option Agreement is July 31, 1999.

Memorandum of Lease is to give notice of the existence of the tenancy created by the Lease and of the rights and obligations of the parties here to thereunder, and shall not be construed to vary or otherwise affect such rights or obligations.

89236676

UNOFFICIAL COPY

Property of Cook County Clerk's Office

525 West Monroe

89236676

SEPT-01 RECORDING \$20.00  
142222 FROM 6220 05/24/89 16:21:00  
44333 + B + -89-236676  
COOK COUNTY RECORDER

LASTLE NATIONAL BANK, as Trustee  
Under Trust No. 35766  
By: *[Signature]*  
Name: *[Signature]*  
Title: VICE PRESIDENT

ATTEST:  
By: *[Signature]*  
Name: *[Signature]*  
Title: ASSISTANT SECRETARY

This document is executed by LASTLE NATIONAL BANK, not personally but as Trustee as aforesaid, in the exercise of the power and authority conferred upon and vested in it as such Trustee, and under the express direction of the beneficiaries of a certain Trust Agreement dated November 1, 1966 and known as Trust No. 35766 at LASTLE NATIONAL BANK, to all provisions of which Trust Agreement this Lease is expressly made subject. It is expressly understood and agreed that nothing herein or in said Lease contained shall be construed as creating any liability whatsoever against said Trustee personally, and in particular without limiting the generality of the foregoing, there shall be no personal liability to pay any indebtedness accruing hereunder or to perform any covenant, either express or implied, herein contained, or to keep, preserve or sequester any property of said Trust, and that all personal liability of said Trustee of every sort, in any, is hereby expressly waived by said Lessee, and by every person now or hereafter claiming any right or security hereunder. It is further understood and agreed that said Trustee has no agents or employees and merely holds naked legal title to the property herein described, that said Trustee has no control over said property, assumes no responsibility for (1) the management or control of such property, (2) the upkeep, inspection, maintenance or repair of such property, (3) the collection of rents or the rental of such property, or (4) the conduct of any business which is carried on upon such premises.

UNOFFICIAL COPY

Property of Cook County Clerk's Office



UNOFFICIAL COPY

3 9 2 3 6 5 7 0

06/12/12  
Notary Public  
Commission Expires 10/14/1990

Notary Public

*[Signature]*

On this 17 day of May, 1989, before me personally came Robert Harzen, to me known, and who, being sworn, did depose and say: that he resides atachter Sint agten 12, 2161 KA Lisse, The Netherlands; that he is a Managing Director of Data Holding N.V., a public company ("naamloze vennootschap") organized and existing under the laws of the Netherlands, having its principal place of business at Strawinskylaan 1533 B15 1077 XX Amsterdam; that Data Holding N.V. ("Holding") is the sole Managing Director of Data XI(A) B.V. ("Data"), a closed company ("besloten vennootschap") and doing business in New York as Data XI(A) B.V., Inc., which latter company is the company described in and which executed the foregoing instrument; that Data has no seal, never having adopted any seal; that he signed his name thereto as a Managing Director of Holding in its capacity as the sole Managing Director of Data; that the foregoing was executed by order of the Board of Managing Directors of Data; and he acknowledged to me that the said instrument was executed by him for and on behalf of Data.

Notary Public  
Commission Expires 10/14/1990

Notary Public

*[Signature]*

On this 17 day of May, 1989, before me personally came Lars-Erik Magnusson, to me known, and who, being sworn, did depose and say: that he resides at Bloemlandsseweg 7, 1261 BA Biaticum, The Netherlands; that he is a Managing Director of Data Holding N.V., a public company ("naamloze vennootschap") organized and existing under the laws of The Netherlands, having its principal place of business at Strawinskylaan 1533 B15 1077 XX Amsterdam; that Data Holding N.V. ("Holding") is the sole Managing Director of Data XI(A) B.V. ("Data"), a closed company ("besloten vennootschap") and doing business in New York as Data XI(A) B.V., Inc., which latter company is the company described in and which executed the foregoing instrument; that Data has no seal, never having adopted any seal; that he signed his name thereto as a Managing Director of Holding by order of the Board of Supervisory Directors of Holding in its capacity as the sole Managing Director of Data; that the foregoing was executed by order of the Board of Managing Directors of Data; and he acknowledged to me that the said instrument was executed by him for and on behalf of Data.

STATE OF NEW YORK )  
                          ) ss.:  
COUNTY OF NEW YORK )

99236676

UNOFFICIAL COPY

8 9 2 3 6 6 7 6

89236676

Property of Cook County Clerk

SCOTT JONES  
Notary Public, State of New York  
No. 31-4939501  
Qualified in New York County  
Commission Expires July 5, 1990

*[Signature]*  
Notary Public

On the 17th day of May, 1989, before me personally came Jerry I. Speyer, to me known, who being by me duly sworn did depose and say that he is a general partner of Tishman Speyer Associates Limited Partnership, a partnership which is in turn a general partner of Tishman Speyer Crown Equities, a general partner of Tishman Speyer Monroe Venture, a Limited Partnership, and that he executed the foregoing instrument in the firm name of Tishman Speyer Associates Limited Partnership, in its capacity as general partner of Tishman Speyer Crown Equities, Tishman Speyer Crown Equities acting in its capacity as a general partner of Tishman Speyer Monroe Venture, a Limited Partnership, and that he had the authority to sign the foregoing instrument, and he acknowledged to me that he executed the foregoing instrument as his own free and voluntary act and as the act and deed of said entities for the uses and purposes therein mentioned.

STATE OF NEW YORK )  
: )  
SS.: )  
COUNTY OF NEW YORK )

UNOFFICIAL COPY

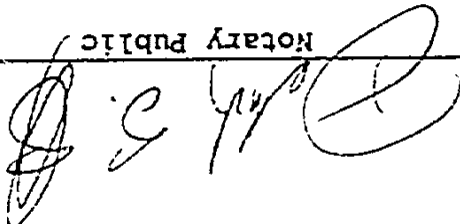
Property of Cook County Clerk's Office

COOK COUNTY CLERK'S OFFICE  
118 E. WASHINGTON ST.  
CHICAGO, ILL. 60601  
TEL: 312.603.1000  
WWW.COOKCOUNTYIL.GOV

89236676

Property of Cook County Clerk's Office

DEBORAH S. STITZER  
Notary Public, State of New York  
No. 03-4303603  
Qualified in Rockland County  
Commission Expires Aug. 31, 1989

  
\_\_\_\_\_  
Notary Public

On the 17th day of May, 1989, before me personally came Charles H. Goodman, to me known, who being by me duly sworn did depose and say that he is a general partner of TSE Limited Partnership, a partnership which is in turn a general partner of Tishman Speyer Crown Equities, a general partner of Tishman Speyer Monroe Venture, A Limited Partnership, and that he executed the foregoing instrument in the firm name of TSE Limited Partnership, in its capacity as general partner of Tishman Speyer Crown Equities, Tishman Speyer Crown Equities acting in its capacity as a general partner of Tishman Speyer Monroe Venture, A Limited Partnership, and that he had the authority to sign the foregoing instrument, and he acknowledged to me that he executed the foregoing instrument as his own free and voluntary act and as the act and deed of said entities for the uses and purposes therein mentioned.

STATE OF NEW YORK )  
: )  
SS.: )  
COUNTY OF NEW YORK )

UNOFFICIAL COPY

Property of Cook County Clerk's Office

COMMISSIONER OF THE  
PROPERTY TAX DEPARTMENT  
JANUARY 1, 2012

UNOFFICIAL COPY

3 9 2 3 5 5 7 5

92336576



My Commission Expires: 11/30/91

Notary Public Joseph W. Lewis

GIVEN under my hand and Notarial Seal, this 18th day of May, A.D. 1971

set forth. of said Bank/Trust Company, as Trustee as aforesaid, for the uses and purposes therein to said instrument as his own free and voluntary act and as the free and voluntary act of said Bank/Trust Company, did affix the corporate seal of said Bank/Trust Company Trust Officer then and there acknowledged that he, as custodian of the corporate seal Company, as Trustee as aforesaid, for the uses and purposes therein set forth; and said their own free and voluntary act and as the free and voluntary act of said Bank/Trust instrument as such Vice President and Trust Officer, respectively, appeared before me known to me to be the same persons whose names are subscribed to the foregoing dated November 1, 1966, and known as Trust Number 35766, and Vice President of LASALLE NATIONAL BANK, an Illinois banking corporation, personally known to me to be acting not personally but as Trustee under Trust Agreement the State aforesaid, DO HEREBY CERTIFY that Joseph W. Lewis

STATE OF Illinois )  
COUNTY OF Cook )  
SS. )

UNOFFICIAL COPY

Property of Cook County Clerk's Office

ALSO,

Lots 1 to 9 in J.D.P. Ogden's Subdivision of Lot 4 in Block 50, in School Section Addition to Chicago, in Section 16, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois;

ALSO,

Lots 2 and 3 (except from said Lot 3 part used as an alley) in Block 50 in the School Section Addition to Chicago of Section 16, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois;

NOTE: Said land described above may also be described as follows:

Beginning at the Northwest corner of Lot 1 in M. McNeill's Subdivision of Lot 1 in Block 50, in School Section Addition to Chicago; thence proceeding in a southerly direction along the west line of Lots 1 through 5 in M. McNeill's Subdivision aforesaid to the Southeast corner of Lot 5 in M. McNeill's Subdivision aforesaid; thence proceeding in an Easterly direction along the South line of said Lot 5 to the Southeast corner of Lot 5 in M. McNeill's Subdivision aforesaid being also a point on the west line of Lot 2 in Block 50 in School Section Addition to Chicago; thence proceeding in a southerly direction along the west line of said Lot 2 to the Southwest corner of said Lot; thence proceeding in an Easterly direction along the South line of Lots 2 and 3 to the Southeast corner of Lot 3 in Block 50 in School Section Addition to Chicago; thence continuing in an Easterly direction along the South line of the vacated alley lying East of and adjoining Lot 3 in Block 50 in School Section Addition to Chicago and the South line of Lot 9 in J.D.P. Ogden's Subdivision of Lot 4 in Block 50 in School Section Addition to Chicago to the Southeast corner of said Lot 9; thence proceeding in a Northerly direction along the East line of Lots 1 through 9 in J.D.P. Ogden's Subdivision aforesaid to the Northeast corner of Lot 1 in J.D.P. Ogden's Subdivision aforesaid and the North line of the vacated alley lying West of and adjoining Lots 1 through 9 in J.D.P. Ogden's Subdivision aforesaid to the Northeast corner of Lot 3 in Block 50 in School Section Addition to Chicago; thence continuing in a westerly direction along the North line of Lots 2 and 3 in Block 50 in School Section Addition to Chicago and the North line of Lot 1 in M. McNeill's Subdivision of Lot 1 in Block 50 in School Section Addition to Chicago to the Northwest corner of said Lot 1, said point also being the point of beginning for this description; all in Cook County, Illinois.

A parcel of land in the Northwest 1/4 of Section 16, Township 39 North, Range 14 East of the Third Principal Meridian, bounded and described as follows:

802236576



UNOFFICIAL COPY

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

3 9 2 3 5 5 7 3

92998268

Property of Cook County Clerk's Office

The vacated 9-1/2 foot alley west of and adjoining Lots 1 to 9 in J.D.P. Ogden's Subdivision aforesaid, and east of and adjoining Lot 3 in Block 50 in School Section Addition aforesaid, all in Cook County, Illinois.

ALSO,

Lots 1 to 5 in M. McNeill's Subdivision of Lot 1 in Block 50, in School Section Addition to Chicago, in Section 16, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois;

UNOFFICIAL COPY

Property of Cook County Clerk's Office