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1990 JUL 31 PM 3:09

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Andrew J. Bernstein
Attorney at Law
Skadden, Arps, Slate,
Meagher & Flom
919 Third Avenue
New York, New York 10022

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MEMORANDUM OF LEASE

THIS MEMORANDUM OF LEASE dated as of the 12th day of July, 1990 by and between Denny's Realty, Inc., a Delaware corporation, having an address at 3347 Michaelson Drive, Irvine, California 92715 ("Lessor"), and Denny's, Inc., a California corporation, having an address at 3345 Michaelson Drive, Irvine, California 92715 ("Lessee").

W I T N E S S E T H

WHEREAS, Lessor and Lessee have entered into a lease dated December 29, 1989 as amended and restated as of July 12, 1990 (the "Lease") wherein Lessor has let and demised to Lessee the land more particularly described in Exhibit A hereto together with the buildings and other improvements thereon or hereafter erected (hereinafter the "Premises"), together with:

(a) all furniture, furnishings, equipment and other personalty more particularly described in Exhibit B annexed hereto;

(b) all right, title and interest, if any, of Landlord in and to any land lying in the bed of any street, road or avenue, open or proposed, in front of or adjoining the Premises, to the center line thereof;

(c) all right, title and interest, if any, of Landlord in and to any strips and gores of land adjacent to, abutting or used in connection with the Lands, and in and to easements, if any, inuring to the benefit of the Premises or the fee owner;

(d) any easements, privileges or rights-

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72 33779 72 33762 72 33780 72 41737

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of-way over adjoining premises;

(e) any appurtenances and hereditaments belonging or in any way appertaining to the Premises.

NOW, THEREFORE, Lessor, in consideration of the rents, covenants and agreements on the part of Lessee to be paid and performed, hereby lets and demises the Premises to Lessee, all in accordance with the terms of the Lease. This Memorandum of Lease is to be recorded in order that third parties may have notice of the existence of the Lease.

The Lease is for a term of twenty-five (25) years commencing on July 12, 1990 and expiring July 11, 2015 and does not contain an option to renew.

Pursuant to FSA §713.10, the interest of the Lessor shall not be subject to mechanic's liens for improvements made to the Premises.

All of the terms, conditions, provisions and covenants of the Lease are incorporated in this Memorandum of Lease by reference as though written out at length herein, and the Lease and this Memorandum of Lease shall be deemed to constitute a single instrument or document; provided, that in the event of a conflict between this Memorandum of Lease and the Lease, the terms and conditions of the Lease shall govern and nothing herein shall be construed to be a modification of or amendment to any of the terms and conditions of the Lease.

A complete copy of the Lease is on file at the office of the Lessee as set forth above.

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IN WITNESS WHEREOF, Lessor and Lessee have duly executed and delivered this Memorandum of Lease as of the day and year first written above.

WITNESS AS TO ALL SIGNATURES

Paula Titen
Paula Titen
Leslie Bluhm
Leslie Bluhm

DENNY'S REALTY, INC.

By: [Signature]
Name: Robert J. Krist
Title: Vice President

Attest: [Signature]
[Asst] Secretary
[Asst] Treasurer
(Mass. only)

DENNY'S, INC.

By: [Signature]
Name: Robert J. Krist
Title: Vice President

Attest: [Signature]
[Asst] Secretary
[Asst] Treasurer
(Mass. only)

Office of Cook County Clerk's Office

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CORPORATE ACKNOWLEDGEMENT (For use in all states except LA)

STATE OF *New York*)
COUNTY OF *New York*) ss.:

On this 12 day of July, 1990, before me, the undersigned officer, personally appeared Robert J. Krist (residing at 23762 Barquilla, Mission Viejo, California 92691) and Paul J. Geiger (residing at 5516 Paseo Gilberto, Yorba Linda, California 92686 *), personally known and acknowledged themselves to me to be the (Vice) President and (Assistant) Secretary [(Assistant) Treasurer**] respectively of Denny's Realty, Inc., and that as such officers, being duly authorized to do so pursuant to its bylaws or a resolution of its board of directors, executed and acknowledged the foregoing instrument for the purposes therein contained, by signing the name of the Corporation by themselves as such officers as their free and voluntary act and deed and the free and voluntary act and deed of said Corporation.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.



Notary Public

NOTARY SEAL

My Commission Expires:

*New York only requirement
**Massachusetts only requirement

TERESA A. GUZZARDO
Notary Public, State of New York
No. 41-4819024
Qualified in Queens County
Certificate filed in New York County
Commission Expires April 30, 1992

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CORPORATE ACKNOWLEDGEMENT (For use in all states except LA)

STATE OF *New York*)
COUNTY OF *New York*) ss.:

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IN WITNESS WHEREOF, I hereunder set my hand and official seal.



Notary Public

NOTARY SEAL

My Commission Expires:

*New York only requirement
**Massachusetts only requirement

TERESA A. GUZZARDO
Notary Public, State of New York
No. 41-4819034
Qualified in Queens County
Certificate filed in New York County
Commission Expires April 30, 19 92

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SCHEDULE "A"

THAT PART OF LOTS 1 AND 2 TAKEN AS A TRACT IN CODY AND OTHERS
SUBDIVISION OF THE EAST 1/2 OF THE NORTH WEST 1/4 AND THE NORTH WEST
1/4 OF THE NORTH WEST 1/4 OF SECTION 12, TOWNSHIP 37 NORTH, RANGE 12
EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EAST LINE OF SAID LOT 1 WHICH IS 70 FEET
SOUTH OF THE NORTH EAST CORNER OF SAID LOT 1; THENCE WEST ALONG A LINE
70 FEET SOUTH OF MEASURED AT RIGHT ANGLES TO AND PARALLEL WITH THE
NORTH LINE OF SAID LOTS 1 AND 2 A DISTANCE OF 296 FEET; THENCE SOUTH AT
RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 56 FEET;
THENCE SOUTHEASTERLY ON A CURVED LINE TANGENT TO THE LAST DESCRIBED
COURSE, CONVEX TO THE SOUTH WEST HAVING A RADIUS OF 254.94 FEET A
DISTANCE OF 161.91 FEET TO A POINT IN A LINE EXTENDING FROM A POINT IN
THE WEST LINE OF SAID LOT 2 WHICH IS 428.97 FEET SOUTH OF THE NORTH
WEST CORNER OF SAID LOT 2 TO A POINT IN THE EAST LINE OF SAID LOT 1
WHICH IS 71.97 FEET SOUTH OF THE NORTH EAST CORNER OF SAID LOT 1;
THENCE NORTHEASTERLY ALONG SAID LINE EXTENDING FROM THE WEST LINE OF
SAID LOT 2 TO THE EAST LINE OF SAID LOT 1 A DISTANCE OF 320.62 FEET TO
THE EAST LINE OF SAID LOT 1; THENCE NORTH 1.97 FEET TO THE PLACE OF
BEGINNING (EXCEPTING THEREFROM THE EAST 50 FEET AS MEASURED ALONG THE
NORTH LINE THEREOF) IN COOK COUNTY, ILLINOIS

23 12 102 117

7642 W. 98

Highway 17115

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J.A. 120

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SCHEDULE "A"

THE SOUTH 150 FEET OF THE FOLLOWING DESCRIBED TRACT OF LAND:
THAT PART OF THE SOUTH 1/2 OF THE SOUTH WEST 1/4 OF SECTION 28,
TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN,
DESCRIBED BY COMMENCING AT THE NORTH WEST CORNER OF SAID SOUTH 1/2 OF
THE SOUTH WEST 1/4 OF SAID SECTION AND THENCE RUNNING SOUTH ON THE
SECTION LINE 304.94 FEET TO A POINT OF BEGINNING, THENCE EAST ON A
LINE WHICH FORMS AN ANGLE OF 89 DEGREES 40 MINUTES WITH THE SECTION
LINE MEASURED FROM SOUTH TO EAST, 300.00 FEET; THENCE SOUTH PARALLEL
WITH THE SECTION LINE 275.8 FEET, THENCE WEST 300.0 FEET TO A POINT IN
THE SECTION LINE WHICH IS 275.8 FEET SOUTH FROM THE POINT OF BEGINNING,
THENCE SOUTH 275.8 FEET TO THE POINT OF BEGINNING, (EXCEPTING THAT PART
THEREOF LING ON THE EAST 17 FEET OF THE WEST 30 FEET OF THE SOUTH
150 OF THE NORTH 150 FEET OF THE NORTH 580.74 FEET OF THE SOUTH WEST
1/4 OF SECTION 28 AFORESAID, AS CONVEYED TO THE PEOPLE OF THE STATE OF
ILLINOIS FOR THE USE OF THE DEPARTMENT OF TRANSPORTATION BY DEED
RECORDED AS DOCUMENT 23625902) IN COOK COUNTY, ILLINOIS

2447 Mannheim Road
1228 342 853 000

Franklin Post Office

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S.A 124

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SCHEDULE "A"

LOT A IN R. O. W. SUBDIVISION, BEING A SUBDIVISION OF PART OF LOT 2 IN RIVER OAKS WEST UNIT NO. 2, BEING A PART OF THE NORTH EAST 1/4 OF SECTION 24, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 9, 1973 AS DOCUMENT NUMBER 22433855, IN COOK COUNTY, ILLINOIS.

1380 Terrace Avenue

Chicagoland City Ill.

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SCHEDULE "A"

LOT G-2 IN THE SUBDIVISION OF ORLAND SQUARE PLANNED DEVELOPMENT IN THE WEST 1/2 OF THE SOUTH WEST 1/4 OF SECTION 10, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, PER PLAT OF SUBDIVISION RECORDED AS DOCUMENT 23679530, IN COOK COUNTY, ILLINOIS.

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20 Orland Square Drive

Orland Park

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S.A 128

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SCHEDULE "A"

LOT 7, EXCEPT THE EAST 132.00 FEET THEREOF, MEASURED AT RIGHT ANGLES TO THE EAST LINE THEREOF IN ROLLING MEADOWS INDUSTRIAL CENTER UNIT 2, BEING A SUBDIVISION IN THE WEST 1/2 OF SECTION 8, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

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2905 Algonquin North
Rolling Meadows

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08 08 123 014 0000

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SCHEDULE "A"

PARCEL 1:

LOT 1 IN CARL M TEUTSCH SUBDIVISION OF PART OF THE EAST 1/2 OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR ACCESS AND PARKING AS CREATED BY AN AGREEMENT BETWEEN CARL M. TEUTSCH, JR., AND SAMBO'S OF ILLINOIS, INC., DATED SEPTEMBER 29, 1977 AND RECORDED OCTOBER 6, 1977 AS DOCUMENT 24138665, AS AMENDED BY AN AMENDMENT RECORDED JUNE 1, 1978 AS DOCUMENT 24472113, OVER AND UPON THE FOLLOWING DESCRIBED PROPERTY:

(A)

THAT PART OF LOT 2 IN CARL M. TEUTSCH SUBDIVISION, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTH EAST CORNER OF LOT 1 IN SAID CARL M. TEUTSCH SUBDIVISION; THENCE SOUTH 8 DEGREES, 50 MINUTES, 04 SECONDS WEST ALONG THE EASTERLY LINE EXTENDED OF SAID LOT 1, BEING ALONG A LINE OF SAID LOT 2, A DISTANCE OF 20.0 FEET; THENCE SOUTH 81 DEGREES, 09 MINUTES, 56 SECONDS EAST ALONG A LINE OF SAID LOT 2, A DISTANCE OF 142.95 FEET TO THE MOST EASTERLY LINE OF SAID LOT 2; THENCE SOUTH 8 DEGREES, 50 MINUTES, 04 SECONDS WEST ALONG SAID MOST EASTERLY LINE, A DISTANCE OF 45.0 FEET; THENCE NORTH 81 DEGREES, 09 MINUTES, 56 SECONDS WEST, A DISTANCE OF 34.0 FEET; THENCE NORTH 57 DEGREES, 38 MINUTES, 59 SECONDS WEST, A DISTANCE OF 50.12 FEET; THENCE NORTH 81 DEGREES, 09 MINUTES, 56 SECONDS WEST, A DISTANCE OF 112.0 FEET; THENCE NORTH 8 DEGREES, 50 MINUTES, 04 SECONDS EAST, A DISTANCE OF 45.0 FEET TO THE SOUTHERLY LINE OF LOT 1 AS AFORESAID; THENCE SOUTH 81 DEGREES, 09 MINUTES, 56 SECONDS EAST ALONG SAID SOUTHERLY LINE, A DISTANCE OF 50.0 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

ALSO

(B)

THAT PART OF LOT 2 IN CARL M. TEUTSCH SUBDIVISION, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH WEST CORNER OF SAID LOT 2; THENCE SOUTH 62 DEGREES, 50 MINUTES, 59 SECONDS EAST ALONG THE MOST NORTHERLY LINE OF SAID LOT 2, A DISTANCE OF 15.58 FEET FOR THE PLACE OF BEGINNING; THENCE SOUTH 11 DEGREES 30 MINUTES WEST PARALLEL WITH THE WESTERLY LINE OF SAID LOT 2, A DISTANCE OF 67.02 FEET; THENCE SOUTH 78 DEGREES 30 MINUTES EAST, A DISTANCE OF 35.0 FEET TO THE WESTERLY LINE OF LOT 1 OF SAID CARL M. TEUTSCH SUBDIVISION; THENCE NORTH 11 DEGREES 30 MINUTES EAST ALONG SAID WESTERLY LINE, A DISTANCE OF 57.0 FEET TO THE NORTH WEST CORNER OF SAID

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LOT 1; THENCE NORTH 58 DEGREES, 36 MINUTES, 32 SECONDS WEST ALONG THE MOST NORTHERLY LINE OF SAID LOT 2, A DISTANCE OF 2.64 FEET TO AN ANGLE IN SAID MOST NORTHERLY LINE; THENCE NORTH 62 DEGREES, 50 MINUTES, 59 SECONDS WEST ALONG SAID MOST NORTHERLY LINE, A DISTANCE OF 33.77 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

(C)

ALSO THAT PART OF LOT 2 IN CARL M. TEUTSCH SUBDIVISION, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH EAST CORNER OF LOT 1 IN SAID CARL M. TEUTSCH SUBDIVISION; THENCE NORTH 81 DEGREES, 09 MINUTES, 56 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 50.0 FEET FOR THE PLACE OF BEGINNING; THENCE SOUTH 8 DEGREES, 50 MINUTES, 04 SECONDS WEST, A DISTANCE OF 48.0 FEET; THENCE NORTH 81 DEGREES, 09 MINUTES, 56 SECONDS WEST, A DISTANCE OF 216.48 FEET TO THE WESTERLY LINE OF SAID LOT 2; THENCE NORTH 11 DEGREES 30 MINUTES EAST ALONG SAID WESTERLY LINE, A DISTANCE OF 307.29 FEET TO THE NORTH WEST CORNER OF SAID LOT 2; THENCE SOUTH 62 DEGREES, 50 MINUTES, 59 SECONDS EAST ALONG THE MOST NORTHERLY LINE OF SAID LOT 2, A DISTANCE OF 15.58 FEET; THENCE SOUTH 11 DEGREES 30 MINUTES WEST PARALLEL WITH THE WESTERLY LINE OF SAID LOT 2, A DISTANCE OF 67.02 FEET; THENCE SOUTH 78 DEGREES 30 MINUTES EAST, A DISTANCE OF 35.0 FEET TO THE WESTERLY LINE OF SAID LOT 1; THENCE SOUTH 11 DEGREES 30 MINUTES WEST ALONG SAID WESTERLY LINE, A DISTANCE OF 188.7 FEET TO THE SOUTH WEST CORNER OF SAID LOT 1; THENCE SOUTH 81 DEGREES, 09 MINUTES, 56 SECONDS EAST ALONG THE SOUTHERLY LINE OF SAID LOT 1, A DISTANCE OF 164.33 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR PLACEMENT AND MAINTENANCE OF A STORM SEWER AS CREATED BY AN AGREEMENT BETWEEN CARL M. TEUTSCH, JR., AND SAMBO'S OF ILLINOIS, INC., DATED SEPTEMBER 29, 1977 AND RECORDED OCTOBER 6, 1977 AS DOCUMENT 24138666 OVER AND UPON THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF LOT 2 IN CARL M. TEUTSCH SUBDIVISION OF PART OF THE EAST 1/2 OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH WEST CORNER OF LOT 1 IN SAID CARL M. TEUTSCH SUBDIVISION; THENCE SOUTH 81 DEGREES, 09 MINUTES, 56 SECONDS EAST ALONG THE SOUTHERLY LINE OF SAID LOT 1, A DISTANCE OF 26.95 FEET FOR THE PLACE OF BEGINNING; THENCE CONTINUING SOUTH 81 DEGREES, 09 MINUTES, 56 SECONDS EAST ALONG SAID SOUTHERLY LINE, A DISTANCE OF 10.01 FEET; THENCE SOUTH 11 DEGREES 30 MINUTES WEST, A DISTANCE OF 364.84 FEET TO THE SOUTH LINE OF SAID LOT 2; THENCE NORTH 80 DEGREES, 34 MINUTES, 07 SECONDS WEST ALONG SAID

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SOUTH LINE, A DISTANCE OF 10.01 FEET; THENCE NORTH 11 DEGREES 30 MINUTES EAST, A DISTANCE OF 364.73 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

2340 Algonquin Road
Arlington Heights

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