

# UNOFFICIAL COPY

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## SHORT FORM LEASE AND OPTION TO PURCHASE

DEPT-01 RECORDING \$17.00  
TR2222 TRAN 5870 08/14/91 11:29:00  
#3676 H B \* 71--413889  
COOK COUNTY RECORDER

This Short Form Lease and Option to Purchase is made as of April 1, 1991, by and between Inhalation Plastics, Inc., as Lessor, and The NutraSweet Company, as Lessee.

### WITNESSETH:

1. Lessor and Lessee have entered into that certain Industrial Building Lease (the "Lease") dated April 1, 1991 by which Lessor has leased the premises (the "Premises") described on Exhibit A attached hereto and made a part hereof. Lessor and Lessee are entering into this agreement to give third parties notice of certain of the terms of the Lease. Lessor, for and in consideration of the rents and covenants contained in the Lease, hereby leases the Premises to Lessee for a one-year period beginning on May 25, 1991 and ending on May 24, 1992.

2. Lessee shall have an option to renew the lease for an additional 4-year period beginning on May 25, 1992 and ending on May 24, 1996. If such option is not exercised by Lessee on or before January 2, 1992, it shall be null and void and of no further force or effect.

3. Lessee shall have the option to purchase the Premises at the price specified in the Lease. If such option is not exercised by Lessee on or before January 2, 1992, it shall be null and void and of no further force or effect. Lessee will execute and deliver a termination document in form and substance satisfactory to Lessor, if such option is not exercised.

4. In the event Lessee does not exercise its option to purchase, but exercises its option to renew the Lease, Lessee shall have a right of first refusal with respect to the Premises. Lessee shall not have the right to sell the Premises except in accordance with the terms hereof and of the Lease. Lessor shall notify Lessee of any offer it receives for the Premises that it desires to accept, and Lessee shall have the first right and option to purchase the Premises upon the same terms and conditions as those specified in the notice it receives from Lessor. If such right of first refusal is not exercised within 15 days after the date Lessee receives notice of such offer from Lessor, such right shall be null and void and of no further force or effect.

5. All terms and conditions of the Lease are hereby incorporated herein by reference. In the event of any conflict between the terms hereof and the terms of the Lease, the terms of the Lease shall control, provided, however, the dates set forth in No. 1 and 2 above shall control.

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IN WITNESS WHEREOF, Lessor and Lessee have executed this document as of the day and year first above written.

LESSOR:

INHALATION PLASTICS, INC.

By: Walter Lewin - on Behalf  
Attest: Paul Lewin - Secretary

LESSEE:

THE NUTRASWEET COMPANY

By: David J. Marz  
Attest: Jan B. Gray

JOINDER:

The undersigned ("Owner"), as Owner of the Premises, hereby joins in this Short Form Lease and Option to Purchase for the purpose of agreeing to the rights of Lessee to purchase the Premises as provided above, and of subjecting the Premises to such rights. Owner shall have no personal liability hereunder, and all liability of Owner shall be limited to its interest in the Premises.

CHICAGO DEFERRED EXCHANGE CORPORATION

By: Naomi Weitzel  
Attest: [Signature]

Property of Cook County Clerk's Office

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STATE OF Ill )  
 ) SS.  
COUNTY OF Cook )

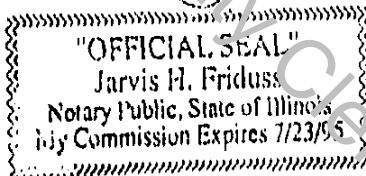
I, the undersigned, a Notary Public, in and for the County and State aforesaid, do hereby certify that WALTER LEVINE, personally known to me to be the \_\_\_\_\_ President of Inhalation Plastics, Inc. and BEATE LEVINE, personally known to me to be the \_\_\_\_\_ Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such \_\_\_\_\_ President and \_\_\_\_\_ Secretary, they signed and delivered the said instrument as \_\_\_\_\_ President and \_\_\_\_\_ Secretary of said corporation, and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of Directors of said corporation as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal this 24 day of July, 1991.

Jarvis H. Friduss  
Notary Public

My commission expires:

7/23/95



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STATE OF Illinois )  
 ) SS.  
COUNTY OF Cook )

I, the undersigned, a Notary Public, in and for the County and State aforesaid, do hereby certify that David L. Morley, personally known to me to be the Vice President of The NutraSweet Company and Warren B. Grayson, personally known to me to be the Assistant Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Vice President and Assistant Secretary, they signed and delivered the said instrument as Vice President and Assistant Secretary of said corporation, and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of Directors of said corporation as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal this 25th day of June, 1991.

Jennifer L. Fields  
Notary Public

My commission expires:

August 5, 1992

" OFFICIAL SEAL "  
JENNIFER L. FIELDS  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES 8/5/92

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STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF COOK )

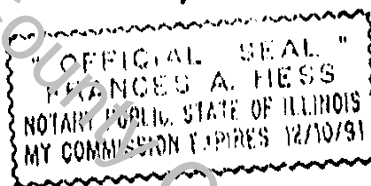
I, the undersigned, a Notary Public, in and for the County and State aforesaid, do hereby certify that ANNE WELLS, personally known to me to be the Vice President of Chicago Deferred Exchange Corporation and MARY CALDWELL, personally known to me to be the Vice President Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Vice President and Vice President Secretary, they signed and delivered the said instrument as Vice President and Vice President Secretary of said corporation, and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of Directors of said corporation as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal this 31<sup>st</sup> day of July, 1991.

Frances A. Hess  
Notary Public

My commission expires:

12-10-91



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## EXHIBIT A

A PARCEL OF LAND SITUATED IN THE WEST 1/2 OF THE NORTH WEST 1/4 OF SECTION 29, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE NORTH LINE OF THE SOUTH 12 FEET OF THE NORTH WEST 1/4 OF THE NORTH WEST 1/4 OF SAID SECTION 29 WITH A LINE 361 FEET WEST FROM AND PARALLEL WITH THE EAST LINE OF SAID WEST 1/2 OF THE NORTH WEST 1/4 AND RUNNING THENCE SOUTH ALONG THE LAST DESCRIBED PARALLEL LINE A DISTANCE OF 200 FEET; THENCE WEST ALONG A LINE PARALLEL WITH THE NORTH LINE OF THE SOUTH 12 FEET OF THE NORTH WEST 1/4 OF THE NORTH WEST 1/4 A DISTANCE OF 292.62 FEET TO ITS INTERSECTION WITH THE EAST LINE OF THE WEST 20 ACRES OF THE SOUTH WEST 1/4 OF THE NORTH WEST 1/4 OF SAID SECTION 29; THENCE NORTH ALONG SAID EAST LINE OF THE WEST 20 ACRES OF THE SOUTH WEST 1/4 OF THE NORTH WEST 1/4 AND ALONG THE EAST LINE OF THE WEST 20 ACRES OF THE NORTH WEST 1/4 OF THE NORTH WEST 1/4 A DISTANCE OF 200 FEET OF THE INTERSECTION WITH SAID NORTH LINE OF THE SOUTH 12 FEET TO THE NORTH WEST 1/4 OF THE NORTH WEST 1/4 AND THENCE EAST ALONG SAID NORTH LINE OF THE SOUTH 12 FEET A DISTANCE OF 292.22 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS, TOGETHER WITH THE BUILDING AND YARD IMPROVEMENTS THEREON.

Property Address: 7790 Merrimac, Niles, Illinois

PIN: 10-29-102-005  
10-29-100-025



Mail To: Box 209

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