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MEMORANDUM OF LEASE

91417236

\$ 16.00

KNOW ALL MEN BY THESE PRESENTS that as of the 15 day of

*17) D. V. / m. E. all*  
August, 1991, Morgan Park Professional Centre Limited Partnership, an Illinois limited partnership ("Landlord"), and Roseland Community Hospital Association, an Illinois not-for-profit corporation ("Tenant"), did enter into a written lease (the "Lease") whereunder and whereby said Landlord did and hereby does lease, rent and demise unto said Tenant the following described property, to wit: approximately 8,400 square feet in the professional arts building to be constructed pursuant to the Lease and known as the Morgan Park Professional Centre (the "Centre") and to be situated in the City of Chicago, County of Cook, State of Illinois as outlined on Exhibit A attached hereto, and to be located on the real property described on Exhibit B attached hereto (the "Premises" hereunder and under the Lease).

TO HAVE AND TO HOLD the Premises unto Tenant upon its paying the rent and other charges provided for in the Lease and observing the covenants and conditions therein set forth for a term of ten (10) years from and after the commencement date specified in the Lease upon completion of construction of the Centre.

The Lease also grants the Tenant:

1. Two options to renew the Lease for additional terms of five (5) years; and
2. The right to lease adjoining space in the Centre as set forth in the Lease; and

BOX 333-

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3. A right of first refusal to purchase the Centre from the Landlord as set forth in the Lease.

This Memorandum of Lease is executed by the undersigned parties with the intention that the same shall be filed of record in the office of the Recorder of Deeds of the City of Chicago, Illinois, in order to give notice of the existence of Tenant's leasehold estate under said Lease in and to the Premises, but execution of this Memorandum shall not change, alter or modify the provisions of said Lease.

IN WITNESS WHEREOF, the undersigned parties by and through their duly authorized representatives have executed this Memorandum of Lease this 15 day of August, 1991.

## TENANT

ROSELAND COMMUNITY HOSPITAL ASSOCIATION, an Illinois not-for-profit corporation

By: Denise R. Williams  
Title: PRESIDENT & CEO

## LANDLORD

MORGAN PARK PROFESSIONAL CENTRE LIMITED PARTNERSHIP, an Illinois limited partnership

By Its General Partner,

BEVERLY AREA LOCAL DEVELOPMENT COMPANY, an Illinois not-for-profit corporation

By: William J. Daffner  
Title: President

COOK COUNTY, ILLINOIS  
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Exhibit A

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STATE OF ILLINOIS

COUNTY OF COOK

SS.

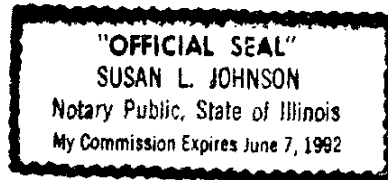
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On this 15th day of August, 1991, before me personally appeared WILLIAM T. DUFFNER, to me personally known, who, being by me duly sworn, did say that he is the President of Beverly Area Local Development Company, an Illinois not-for-profit corporation, general partner of Morgan Park Professional Centre Limited Partnership, and that said instrument was signed and sealed in behalf of said corporation as such general partner by authority of its Board of Directors; and said person acknowledged said instrument to be the free act and deed of said corporation as such general partner.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the City and State aforesaid, the day and year first above written.

Susan L. Johnson
Notary Public

My term expires:



STATE OF ILLINOIS

COUNTY OF COOK

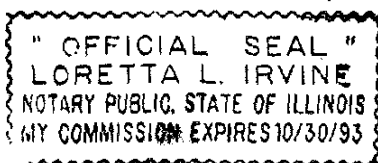
SS.

On this -15- day of August, 1991, before me appeared Denise R. Williams, to me personally known, who, being by me duly sworn, did say that he/she is the President of Roseland Community Hospital Association, an Illinois not-for-profit corporation, and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Trustees, and such person acknowledged said instrument to be the free act and deed of said corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the City and State aforesaid, the day and year first above written.

Loretta L. Irvine
Notary Public

My term expires:



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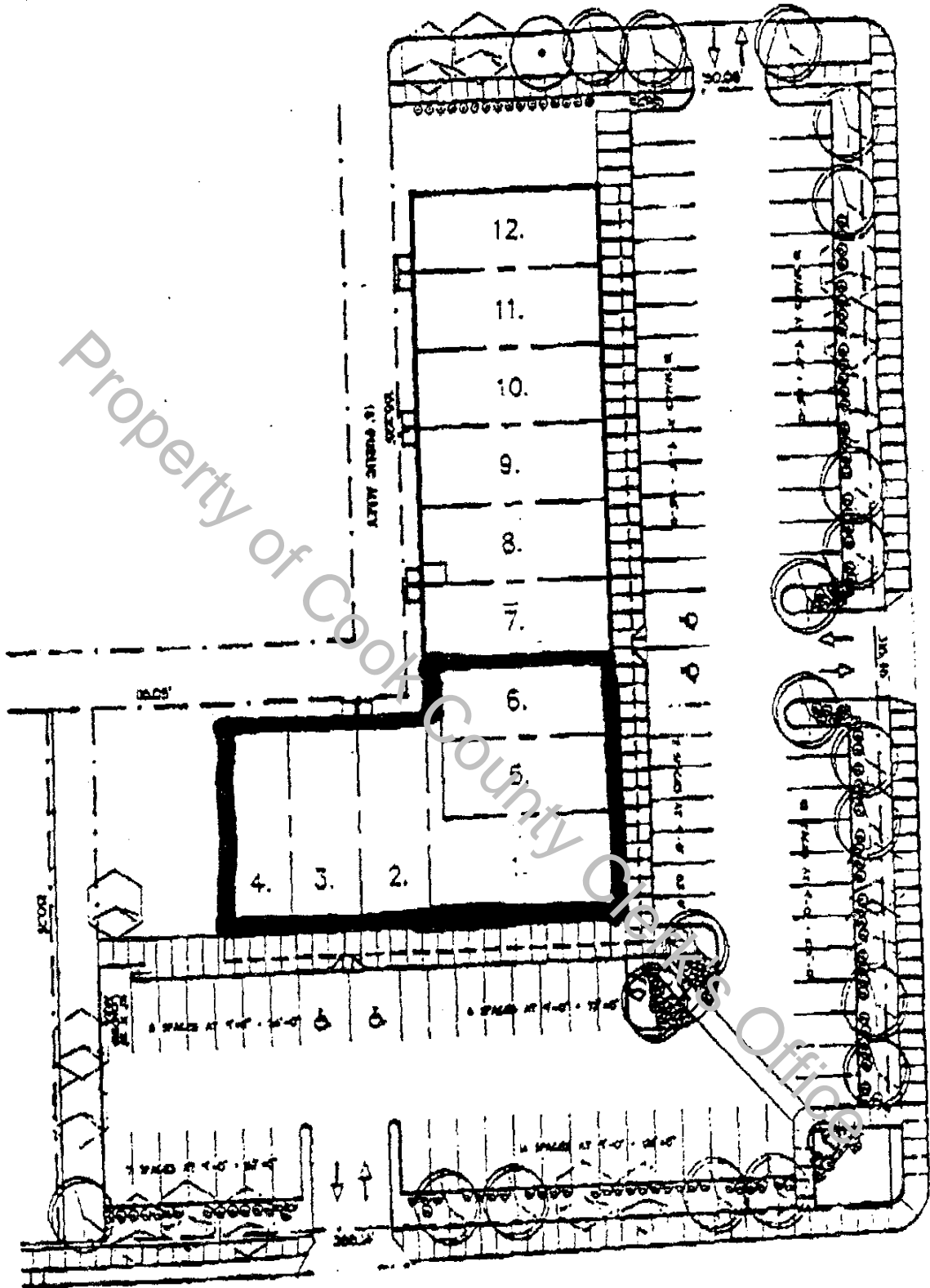
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SOUTH CHURCH STREET



WEST MONTEREY AVENUE

SOUTH VINCENNES AVENUE

MEMORANDUM OF **LEASE EXHIBIT 'A' OUTLINE DRAWING OF THE PREMISES**

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## EXHIBIT B TO MEMORANDUM OF LEASE

Lots 1 to 16, Both Inclusive, In Block 67 Of Washington Heights, Situated In The South East 1/4 Of Section 18 And The North East 1/4 Of Section 19, Township 37 North, Range 14 East Of The Third Principal Meridian, That Part Of The Easterly And Westerly 16 Foot Alley Lying Southerly And Adjoining Lots 1 To 5 And Part Of Lot 6, Northerly And Adjoining Lot 13, Easterly Of The Westerly Line Of Said Lot 13 Extended Northerly And Lying Westerly Of A Line Extended From The Southeasterly Corner Of Lot 1 To The Northeasterly Corner Of Lot 13, All In Block 67 In Washington Heights, Aforesaid, In Cook County, Illinois.

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25-19-211-002-0000  
25-19-211-003-0000  
25-19-211-004-0000  
25-19-211-005-0000  
25-19-211-017-0000  
25-19-211-018-0000  
25-19-211-019-0000  
25-19-211-020-0000

1701-1727 W. Monterey  
11200-11224 S. Vincennes  
Chicago IL

PREPARED BY AND RETURN TO:

MICHAEL J. SISE, ATTORNEY  
9424 S. HOYNE  
CHICAGO IL 60620

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