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91016006

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and

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Garry B. Watzke, Esq.
99 Bedford Street
Boston, Massachusetts 02111

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COOK COUNTY RECORDER

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MEMORANDUM OF LEASE

THIS MEMORANDUM OF LEASE, made as of this 22nd day of January, 1991, by and between Spectrum-Menard Limited Partnership, an Illinois limited partnership having an address of 55 East Monroe Street, Suite 3565, Chicago, Illinois 60603 (the "Landlord"), and IRON MOUNTAIN/PACIFIC RECORDS MANAGEMENT, INC., a Delaware corporation, having an address at 99 Bedford Street, Boston, Massachusetts 02111 (the "Tenant").

WITNESSETH:

That upon the terms and conditions of that certain unrecorded lease dated as of January 22, 1991 between Landlord and Tenant (the "Lease"), all of which terms and conditions are made a part hereof as fully and completely as if herein specifically set out in full, Landlord hereby confirms that the following described premises have been leased, demised and let unto the Tenant:

58,410 square feet of space in the building known as 905 South Menard Street, Chicago, Cook County, Illinois; the legal description of the parcel on which the building is situated is annexed hereto as Exhibit A.

TO HAVE AND TO HOLD the same for a term commencing on or about March 1, 1991, and expiring on February 28, 2001. The Lease grants the Tenant two options to extend the term thereof for five years commencing on March 1, 2001 and March 1, 2006, respectively.

The purpose and intent of this Memorandum of Lease is to provide record notice of the execution, delivery and effectiveness of the Lease. In the event of any conflict between any term or provision hereof and any term or provision of Lease, the provision of the Lease shall govern and control over the provisions of this Memorandum of Lease.

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IN WITNESS WHEREOF, the parties hereto have executed this Memorandum of Lease as of the day and year first above written.

SPECTRUM-MENARD LIMITED PARTNERSHIP,
as Landlord

By: ^{- MENARD} ~~SPECTRUM MANAGEMENT COMPANY~~
AS general partner

By: 

Title: V.P.

IRON MOUNTAIN/PACIFIC RECORDS
MANAGEMENT, INC., as Tenant

By: 

Eugene B. Doggett

Title: Executive Vice President

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EXHIBIT A

Legal Description of the Premises

PARCEL 1:

THE NORTH WEST 1/4 OF THE NORTH WEST 1/4 OF THE SOUTH EAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART LYING EAST OF THE WESTERLY LINE OF A 17.0 FOOT STRIP OF LAND GRANTED TO THE BALTIMORE AND OHIO CHICAGO TERMINAL RAILROAD COMPANY AS PER DOCUMENT NUMBER 6034440), IN COOK COUNTY, ILLINOIS

PARCEL 2:

THAT PART OF BLOCK 9 IN ANDREW WARREN JR'S RESUBDIVISION OF PART OF WARREN PARK IN SAID SECTION 17, LYING EAST OF THE CENTER LINE OF THE SOUTH EAST 1/4 OF SAID SECTION 17, AND LYING WEST OF THE WESTERLY LINE OF THE 17 FOOT STRIP OF LAND GRANTED TO THE BALTIMORE AND OHIO CHICAGO TERMINAL RAILROAD COMPANY BY AN INSTRUMENT DATED JANUARY 16, 1917 AND RECORDED JANUARY 20, 1917 AS DOCUMENT NUMBER 6034440 IN BOOK 14208, PAGE 197 BY HENRY M. WALKER AND JESSIE S. WALKER, HIS WIFE, AND MASON PHELPS AND LUCY DE KOVEN PHELPS, HIS WIFE; THE CENTER LINE OF SAID 17 FOOT STRIP BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE NORTH LINE OF WEST 11TH STREET AND THE NORTH AND SOUTH CENTER LINE OF THE WEST 1/2 OF THE SOUTH EAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, THENCE NORTH ALONG SAID CENTER LINE TO A POINT OF TANGENCY WITH A CURVED LINE, SAID CURVED LINE BEING CONVEX NORTHEASTERLY, HAVING A RADIUS OF 359.26 FEET AND BEING TANGENT TO SAID CENTER LINE AND TANGENT TO A LINE 16 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE BALTIMORE AND OHIO CHICAGO TERMINAL RAILROAD COMPANY RIGHT OF WAY; THENCE NORTHWESTERLY ALONG SAID CURVED LINE TO ITS INTERSECTION WITH THE SOUTH LINE OF SAID RIGHT OF WAY COINCIDING WITH THE NORTH LINE OF BLOCK 9 OF WARREN PARK, IN COOK COUNTY, ILLINOIS

PARCEL 3:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCELS 1 AND 2 RECORDED AUGUST 17, 1957 AS DOCUMENT 87453540 MADE BY J. D. C. INVESTMENT CORP., AN ILLINOIS CORPORATION, TO LAURENCE S. DEUTSCH AND JAMES S. DEUTSCH, AND ASSIGNS OVER THE WESTERLY 4 FEET OF THE PROPERTY DESCRIBED ON RIDER ATTACHED TO GRANT OF EASEMENT RECORDED AS DOCUMENT 87453540 FOR THE PURPOSE OF REPAIRING, MAINTAINING AND REPLACING THE STRUCTURES ON THE LAND.

P.I.N. 16-17-400-013

16-17-413-022

905 South Menard

Chicago, Illinois 60651

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