

DATE October 28, 1988

REAL ESTATE LEASE

LEASE # 28622

1. The undersigned, as Lessor, hereby leases and grants exclusively to PATRICK MEDIA GROUP, INC., (hereinafter called Lessee), the entire roof, walls and surrounding surface of the building and property located at

LANDS IN THE W¹/₄ OF THE NE¹/₄ OF SEC 36-39-11 WEST TOWN & SOUTH TOWN
2750 West 35th Street - West Wall ONLY where current sign is.

TAX # 16-36-200-039 in the City of Chicago
County of Cook in the State of Illinois, commencing on

January 1, 1989, for the purpose of erecting and maintaining advertising signs thereon, including supporting structures, illumination facilities and connections, service ladders and other appurtenances thereon. Lessor gives Lessee access to the roof and such other portions of the building and property as may be necessary in order to erect and/or service the sign(s). **NO PORNOGRAPHIC ADVERTISING TO BE PLACED AT THIS LOCATION.**

2. Lessor grants Lessee the right to use and alter such portions of the building as may be necessary for the bracing, support, or maintenance of its signs, the right to illuminate the signs (including installation of necessary electrical fixtures and connections), and the right to make construction inspection and access for servicing of signs as may be necessary, of the building or any part thereof. Lessee shall, at its own expense, after it constructs its signs, make such repairs to the exterior roof or exterior walls as are necessitated by its use of the roof or walls in the construction or maintenance of the signs. Lessor will not erect, or permit to be erected, any sign that may extend above the parapet wall of Lessor's building.

Lessee shall pay Lessor rental of SEE LEFTHAND MARGIN (\$ _____) Dollars per year, payable in monthly installments, beginning on the completion of construction of Lessee's signs. ~~...~~

4. Lessor warrants that Lessor is the owner of the above-described real estate and has full authority to make this agreement; and the Lessee shall have the right to make any necessary applications with, and obtain permits from, governmental bodies for the construction and maintenance of Lessee's signs, at the sole discretion of Lessee. All such permits shall always remain the property of Lessee.

5. Lessee shall save the Lessor harmless from all damage to persons or property by reason of accidents resulting from the negligent acts of its agents, employees or others employed in the construction, maintenance, repair or removal of its signs on the property. **Lessor to Receive Certificate of Insurance prior to commencement date of lease**

6. This agreement is a Lease (not a License), and all signs, structures and improvements placed on the premises by or for the Lessee shall remain the property of the Lessee, and that, notwithstanding the fact that the same constitute real estate fixtures, Lessor shall have the right to remove the same at any time during the term of the Lease, or after the expiration of the Lease.

7. The term of this lease will be Six (6) years commencing on the date set forth above. This lease shall continue in full force and effect for its term and thereafter for subsequent successive like terms unless terminated at the end of such term or any successive like term upon written notice by the Lessor or Lessee served not less than ninety (90) days before the end of such term or subsequent like term, provided that Lessee shall have the right to terminate the Lease at the end of any sixty day period upon written notice to Lessor served not less than (60) days prior to the end of such sixty day period.

8. In the event of condemnation of the subject premises or any part thereof by proper authorities, or relocation of the highway, the Lessor grants to the Lessee the right to relocate its display(s) on Lessor's remaining property adjoining the condemned property or the relocated highway. Any condemnation award for Lessee's property shall accrue to Lessee, if available.

9. In the event that (a) any of Lessee's signs on the premises become entirely or partially obstructed or destroyed, (b) the premises cannot safely be used for the erection or maintenance of Lessee's signs thereon for any reason, (c) the value of the location for advertising purposes becomes diminished, (d) the view of Lessee's signs are obstructed or impaired in any way by any object or growth on any property or on any neighboring property owned or controlled by Lessor; (e) ~~...~~ (f) the Lessee be prevented by law from construction and/or maintaining on the premises such sign(s) as the Lessee may desire; then the Lessee, may at its option, adjust the rent in proportion to the decreased value of the premises for advertising purposes, or may terminate the Lease on fifteen (15) days' notice in writing. Lessor agrees thereupon to return to the Lessee any rent paid in advance for the unexpired term.

10. ~~...~~

11. This Lease shall constitute the sole agreement of the parties relating to the premises. Neither party will be bound by any terms, oral or written, not set forth specifically in this Lease. This Lease is binding upon and inures to the benefit of the heirs, executors, successors, and assigns of Lessee and Lessor.

12. All rents to be paid pursuant to this Lease, and all notices are to be forwarded to the undersigned Lessor at the address noted below the Lessor's signature.

EXECUTED by the Lessor in the presence of _____ who is hereby requested to sign as witness.

WITNESS: [Signature]

LESSOR(S): [Signature]

ACCEPTED: PATRICK MEDIA GROUP, INC.

DICKINSON ASSOCIATES

BY: [Signature]

Address: 305 Broadway - Room 602

TITLE: Assistant Vice President/General Mgr.

NEW YORK, NEW YORK 10007

SOCIAL SECURITY NO. _____

FOR THE FIRST THREE YEARS THE RENTAL WILL BE \$22,400.00 PER YEAR FOR THE SECOND THREE YEARS THE RENTAL WILL BE \$25,600.00

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Property of Cook County Clerk's Office

PATRICK MEDIA GROUP, INC.
4000 S. MORGAN STREET
CHICAGO, IL 60609

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RIDER TO LEASE

#24622 10/28/88

1) "Landlord shall be entitled to cancel this lease for the purpose of demolishing the Building on at least 90 days prior written notice to Tenant, and this lease shall come to an end of the date in such notice specified."

2) If Landlord or any successor in interest shall be an individual, joint venture, tenant-in-common, firm or partnership, general or limited there shall be no personal liability on such individual or on the members to any of the covenants of conditions of this lease. The Tenant shall look solely to the equity of the Landlord in the property for the satisfaction the remedies of the Tenant, in the event of a breach by the Landlord or any of the covenants conditions of this lease.

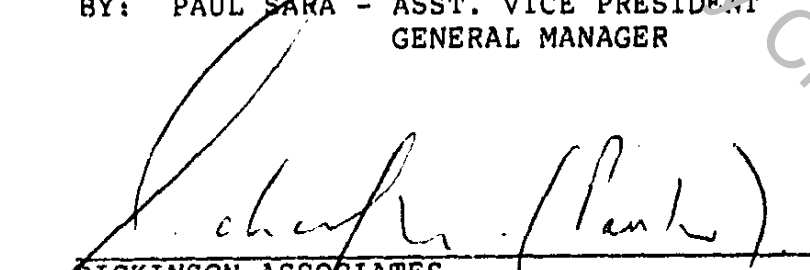
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AGREED TO:



PATRICK MEDIA GROUP
BY: PAUL SARA - ASST. VICE PRESIDENT
GENERAL MANAGER

. DEPT-01 RECORDING \$13.00
. T#3333 TRAN 4901 02/06/91 10:56:00
. #0007 # C *-91-057903
. COOK COUNTY RECORDER



DICKINSON ASSOCIATES
BY: MICHAEL GERVIS

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