

TERMINATION OF LEASE

TERMINATION OF LEASE dated as of February 28, 1991 between TEACHERS INSURANCE AND ANNUITY ASSOCIATION OF AMERICA, a New York corporation located at 730 Third Avenue, New York, New York 10017 ("Landlord") and TEACHERS REALTY CORPORATION, an Ohio corporation located at 730 Third Avenue, New York, New York 10017 ("Tenant").

Reference is made to that certain Lease Agreement dated May 1, 1969 more fully described in Exhibit A attached hereto (as amended and assigned to date, the "Lease") demising certain premises (the "Property") located in the City of Chicago, County of Cook, State of Illinois as more particularly described in Exhibit A.

Landlord and Tenant agree that, as of the date hereof: 1) the Lease shall be terminated and of no further force and effect; 2) Tenant shall have no further right, title, or interest in the Property, the leases of space in the Property, the improvements now or hereafter located on the Property, or in any other property demised under the Lease; and 3) the Property and all such leases, improvements, and other property shall hereafter be the property of Landlord, free and clear of the Lease.

TEACHERS INSURANCE AND ANNUITY ASSOCIATION OF AMERICA

By: Ronald Benhard *ms*

TEACHERS REALTY CORPORATION

By: John J. Conner *ms*



COOK COUNTY, ILLINOIS
CLERK OF COURT

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Prepared by and mail to:

Mark SERLEN, Esq.
Teachers Insurance & Annuity
Association of America
730 Third Avenue
New York NY 10017

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STATE OF NEW YORK)
) ss:
COUNTY OF NEW YORK)

On the 28th day of February, 1991, before me personally came John A. Somers to me known, who being by me duly sworn, did depose and say that he resides at 8 Rockland Ct. Accord, NY 07131 and that he is the Vice President respectively of TEACHERS REALTY CORPORATION; the corporation described in and which executed the foregoing instrument; that they know the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the board of directors of said corporation, and that he signed his name thereto by the order.

Marisa Vinci
Notary Public

MARISA VINCI
NOTARY PUBLIC, State of New York
No. 49-12243
Qualified in Suffolk County
Certificate Filed in New York County
Commission Expires April 4, 1992

Property of Cook County Clerk's Office

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Property of Cook County Clerk's Office

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STATE OF NEW YORK)
) ss:
COUNTY OF NEW YORK)

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On the 28th day of February, 1991, before me personally came Ronald Bernhard to me known, who being by me duly sworn, did depose and say that he resides at 415 Grasslands Rd. White Plains, NY 10603 and that he is the 2nd Vice President respectively of TEACHERS INSURANCE AND ANNUITY ASSOCIATION OF AMERICA; the corporation described in and which executed the foregoing instrument; that they know the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the board of Trustees of said corporation, and that he signed his name thereto by like order.

Marisa Vinci
Notary Public

MARISA VINCI
NOTARY PUBLIC, State of New York
No. 49-13343
Qualified in Suffolk County
Certificate Filed in New York County
Commission Expires April 4, 1992

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STATE OF ILLINOIS

DEPARTMENT OF REVENUE

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John J. [illegible]
[illegible]
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EXHIBIT A

LEASE AGREEMENT made by La Salle National Bank, a National Banking Association, as Trustee under Trust Agreement dated October 17, 1968 and known as Trust No. 38700 to La Salle National Bank, a National Banking Association, a Trustee under Trust Agreement dated October 17, 1968 and known as Trust No. 38350 dated May 1, 1969 and disclosed by short form lease recorded in the Land Records of Cook County, Illinois on June 26, 1969 as Document No. 20883907 as amended by document recorded as Document No. 21492344 and recorded in the aforesaid Land records on May 26, 1971 as further amended by an undated Lease Modification recorded in the aforesaid Land Records as Document No. 26802869 on September 30, 1983. The present owner of the lessor's interest pursuant to the Lease Agreement is Teachers Insurance and Annuity Association of America and the present owner of the lessee's interest is Teachers Realty Corporation.

The real property demised by the Lease Agreement is:

All of Lot 7 and all of Lot 8 (except the West 40 feet) in Block 94 in School Section Addition to Chicago in Section 16, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois excepting from said premises the North 9.0 feet thereof taken for alley.

230 W. Monroe
Chicago IL

17-16-202-013
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Cook County Clerk's Office

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SEARCHED . . . INDEXED . . .
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MAY 19 1966
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