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## TERMINATION OF MASTER LEASE AND OPTION

THIS TERMINATION OF MASTER LEASE AND OPTION (this "Termination") is made as of the 30<sup>th</sup> day of June, 1992, by and between HARRIS TRUST AND SAVINGS BANK, not individually but as Trustee under Trust Agreement dated July 27, 1987 and known as Trust No. 44099 ("Master Landlord"), and 200-214 N. MICHIGAN AVE., INC. ("Master Tenant").

A. Master Landlord is the fee owner of the real property legally described in Exhibit "A" attached hereto and made a part hereof (the "Property").

B. By intervening conveyance and assignment, Master Landlord has become the Lessor and Master Tenant has become the Lessee, respectively, under that certain Lease of Land and Building relating to the Property dated April 1, 1985 (the "Master Lease") between LaSalle National Bank, not personally but solely as Trustee under Trust Agreement dated May 29, 1979 and known as Trust No. 101150 ("Trust 101150"), as Lessor, and Budget Rent A Car Corporation ("Budget"), as Lessee, a memorandum of which Master Lease was recorded with the Recorder of Deeds of Cook County, Illinois (the "Recorder") on April 24, 1985 as Document 27,523,419, and Master Landlord has become the Grantor and Master Tenant has become the Grantee, respectively, under that certain Option to Purchase relating to the Property dated April 1, 1985 (the "Option") between Trust 101150, as Grantor, and Budget, as Grantee, which Option was recorded with the Recorder on April 24, 1985 as Document 27,523,420 (Budget, being the parent company of Master Tenant, having heretofore assigned all its interest in the Master Lease and the Option to Master Tenant).

C. Master Landlord and Master Tenant have entered into that certain Termination Agreement dated as of August 3, 1991 (the "Termination Agreement") pursuant to which such parties, among other things, agreed to terminate the Master Lease and the Option.

NOW, THEREFORE, in consideration of the above recitals, each of which is made a contractual part hereof, the performance by the parties hereto under the Termination Agreement, the covenants and agreements contained in this Termination and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree that the Master Lease and the Option be and the same are hereby terminated and shall be of no

COOK COUNTY, ILLINOIS  
FILED FOR RECORD

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Prepared by, recording requested by,  
and when recorded return to:  
SACHNOFF & WEAVER, LTD.  
30 South Wacker Drive  
Suite 2900  
Chicago, Illinois 60606  
Attention: Edward J. Wong, Jr., Esq.

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further force or effect between the parties from and after the date hereof; provided, however, that it is agreed by Master Landlord that such termination of the Master Lease shall not result in the termination of certain underlying Existing Subleases (as defined in the Termination Agreement) which have been assigned by Master Tenant to Master Landlord.

This instrument is executed by Harris Trust and Savings Bank, not personally but solely as Trustee, as aforesaid, in the exercise of the power and authority conferred upon and vested in it as such Trustee. All the terms, provisions, stipulations, covenants and conditions to be performed by Harris Trust and Savings Bank are undertaken by it solely as Trustee, as aforesaid, and not individually and all statements herein made are made on information and belief and are to be construed accordingly, and no personal liability shall be asserted or be enforceable against Harris Trust and Savings Bank by reason of any of the terms, provisions, covenants and/or statements contained in this instrument.

IN WITNESS WHEREOF, the undersigned have duly executed this Termination as of the day and year first above written.

MASTER LANDLORD:

HARRIS TRUST AND SAVINGS BANK,  
not individually but as Trustee  
as aforesaid

By: \_\_\_\_\_  
Its: \_\_\_\_\_

ATTEST: \_\_\_\_\_  
Its: \_\_\_\_\_

MASTER TENANT:

200-214 W. MICHIGAN AVE., INC.

By: \_\_\_\_\_  
Its: \_\_\_\_\_

ATTEST: \_\_\_\_\_  
Its: \_\_\_\_\_

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## JOINDER

The undersigned, Budget Rent A Car Corporation, joins in the foregoing Termination of Master Lease and Option for the limited purposes (i) of expressly acknowledging that it has heretofore assigned its interests in the Master Lease and the Option to its wholly-owned subsidiary, 200-214 N. Michigan Ave., Inc. (being the Master Tenant herein), and (ii) as the predecessor in interest to Master Tenant that remained liable under the Master Lease and the Option, of consenting and agreeing to the foregoing termination of the Master Lease and the Option.

BUDGET RENT A CAR CORPORATION

By: James P. Branda  
Its: Asst Vice President

Attest: Shirley A. Giff  
Its: Asst. Secretary

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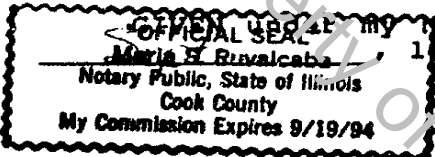
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## ACKNOWLEDGMENTS

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )

I, MARIA S. RUVALCABA, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that ~~James H. Brown~~ James H. Brown, personally known to me to be the ~~Vice President~~ Vice President President of Harris Trust and Savings Bank, a national banking association, and ~~Matthew E. Pifer~~ Matthew E. Pifer, personally known to me to be the ~~Assistant Secretary~~ Assistant Secretary Secretary of said national banking association, 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~~ Vice President President and ~~Assistant Secretary~~ Assistant Secretary Secretary, they signed and delivered the said instrument and caused the corporate seal of said national banking association to be affixed thereto as their free and voluntary act and as the free and voluntary act and deed of said national banking association, for the uses and purposes therein set forth.



at my hand and official seal this 13th day of 1997.

Maria S. Ruvalcaba  
Notary Public

Commission Expires: \_\_\_\_\_, 19\_\_\_\_  
\* \* \* \* \*

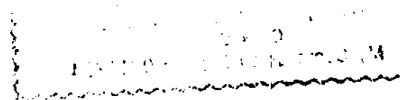
STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )

I, Olander Tate, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that James E. Branda, personally known to me to be the Assistant Vice - President of 200-214 N. Michigan Ave., Inc., a corporation, and Sheri N. Young, 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 Assistant Vice - President and Assistant Secretary, they signed and delivered the said instrument 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

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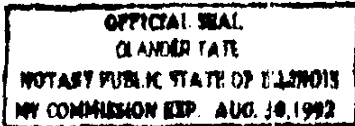
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deed of said corporation for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 16th day of September, 1991.



Clauder Tate  
Notary Public

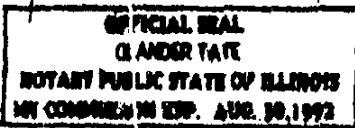
Commission Expires: 8/30, 1992

\* \* \* \* \*

STATE OF ILLINOIS )  
                                  ) SS  
COUNTY OF COOK )

I, Clauder Tate, a notary public in and for said County, of the State aforesaid, DO HEREBY CERTIFY that James E. Brand, personally known to me to be the Assistant Vice President of Budget Rent A Car Corporation, a corporation, and Shirley A. Valma, 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 Assistant Vice President and Assistant Secretary, they signed and delivered the said instrument 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 16th day of September, 1991.



Clauder Tate  
Notary Public

Commission Expires: 8/30, 1992

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## EXHIBIT "A"

(Legal Description of the Property)

Lots 16 to 22, inclusive, in Block 7 of Fort Dearborn Addition to Chicago, the whole Southwest Fractional 1/4 of Section 10, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Tax Number: 17-10-303-016      Volume: 510

Common Street Address: 200-214 North Michigan Avenue  
Chicago, Illinois

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