

# UNOFFICIAL COPY

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Wrigley/Kaiser  
Downtown Sports Club  
10/07/92

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## SHORT FORM LEASE AND SUBLEASE AGREEMENT

THIS SHORT FORM LEASE AND SUBLEASE AGREEMENT made by and between Wm. Wrigley Jr. Company, a Delaware corporation, and Lakeshore Athletic Club Downtown, L.P., an Illinois limited partnership,

### WITNESSETH:

1. Lease and Description of Premises. Lessor hereby leases to Lessee and Lessee leases from Lessor, on the terms and subject to the conditions specified in that certain Lease and Sublease Agreement dated even date herewith between Lessor and Lessee (the "Lease") the Premises (as defined in the Lease) consisting of land and improvements on the real estate legally described in Exhibit A, attached hereto and made a part hereof.

2. Term. The term of this lease shall commence on the date hereof, and shall end on the day immediately preceding the fifteenth (15th) anniversary of the date hereof.

3. Notice of Lease. This Lease is executed and recorded for the purpose of giving notice of the Lease.

4. Lease Controls. This Agreement is not a complete summary of the Lease. The provisions of this Agreement shall not be used in interpreting provisions of the Lease. In the event of conflict between this Agreement and the Lease, the Lease shall control.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals this 13<sup>th</sup> day of October, 1992.

WM. WRIGLEY JR. COMPANY, a  
Delaware corporation

By: J. Ward  
Senior Vice President

LAKESHORE ATHLETIC CLUB  
DOWNTOWN, L.P., an Illinois limited  
partnership

By: Lakeshore Athletic Club  
Downtown, Inc., an Illinois  
corporation, its General Partner

By: [Signature]  
President

This Instrument Was Prepared By  
(and after recording mail to)  
William S. McDowell, Jr.  
Baker & McKenzie  
130 East Randolph Drive  
Chicago, Illinois 60601

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10-008-23-47

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STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )

The foregoing instrument was acknowledged before me this 12th day of October, 1992, by John F. Bard, Senior Vice President of Wm. Wrigley Jr. Company, a Delaware corporation, on behalf of said corporation.



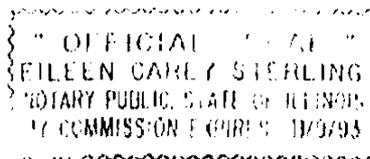
*Christine Washington*  
Notary Public

STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF COOK )

The foregoing instrument was acknowledged before me this 13th day of October, 1992, by *Jeffrey Haver*, *President* of Lakeshore Athletic Club Downtown, Inc., an Illinois corporation, and a general partner of Lakeshore Athletic Club Downtown, L.P., an Illinois limited partnership, on behalf of said corporation and said partnership.

*Eileen Carly Sterling*  
Notary Public

My commission expires: 11/9/93



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## EXHIBIT A

### Fee Estate

Fee simple estate in the following described land:

The South 1/2 of Lot 6 and the South 1/2 of the West 10 feet of Lot 5 in Block 11 in Kinzie's Addition to Chicago in Section 10, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Common Address: Part of 441 North Wabash Avenue, Chicago, Illinois.

Permanent Real Estate Tax Index Number: 17-10-128-002

### Leasehold Estate No. 1

Leasehold estate created by the instrument executed by Marion Ortseifen Kane, Philip J. Reddy and Carleton M. Tower as Estate Trustee's under the provisions of a Trust Agreement dated June 30, 1943; Carleton M. Tower and Peter F. Mc-Namee, as Trustee under the provisions of a certain Trust Agreement dated December 30, 1944 made by Marion Ortseifen Kane as amended by amendments dated June 22, 1947, May 14, 1951, March 24, 1956, December 23, 1958 and August 19, 1960 and Marion Ortseifen Kane and Thomas J. Kane, her husband, as Lessor, and American National Bank and Trust Company of Chicago, a National Banking Association, as Trustee under Trust Agreement dated January 3, 1961 and known as Trust Number 16249, as Lessee, dated February 1, 1961 and recorded February 20, 1961 as Document 18089168, which Lease demises the following described land for a term of 60 years beginning March 1, 1961 and ending February 28, 2021:

The South 1/2 of Lot 4 and the East 40 feet of the South 1/2 of Lot 5 in Block 11 in Kinzie's Addition to Chicago in Section 10, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Common Address: Part of 441 North Wabash Avenue, Chicago, Illinois.

Permanent Real Estate Tax Index Number: 17-10-128-003

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## Leasehold Estate No. 2

Leasehold estate created by the instrument executed by LaSalle National Bank, as Trustee under Trust Agreement dated August 14, 1962 and known as Trust Number 29800, as Lessor, and American National Bank and Trust Company of Chicago, as Trustee under Trust Agreement dated December 1, 1961 and known as Trust Number 17223, as Lessee, dated September 15, 1962 and recorded September 19, 1962 as Document 18595513 as amended by instrument recorded September 15, 1982 as Document 26351975, which Lease demises the following described land for a term of 98 years, 3 1/2 months, beginning September 15, 1962 and ending December 31, 2060:

The Southwest 1/4 of Lot 2 and the South 1/2 of Lot 3 in Block 11 in Kinzie's Addition to Chicago in Section 10, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Common Address: Part of 441 North Wabash Avenue, Chicago, Illinois.

Permanent Real Estate Tax Index Number: 17-10-128-005