

PLEASE RETURN TO:
MICHAEL W. J. DAY #90

92904005

The TJX Companies, Inc.
770 Cochituate Road
Framingham, MA 01701

MEMORANDUM OF LEASE

THIS MEMORANDUM OF LEASE, made and entered into as of this 28th day of October, 1992, by and between THE JOHN D. AND CATHERINE T. MacARTHUR FOUNDATION, SOLE BENEFICIARY UNDER TRUST AGREEMENT WITH NBD TRUST COMPANY OF ILLINOIS ("Trustee"), as successor to Citizen's Bank and Trust Company, dated October 10, 1978 and known as Trust No. 66-3750 ("Landlord") and HIT OR MISS INC., a Delaware corporation (the "Tenant"), provides:

1. Lease. The provisions set forth in a written lease between the parties hereto dated October 28, 1992 (the "Lease"), are hereby incorporated by reference in this Memorandum.

2. Demised Premises. The Demised Premises are more particularly described as follows:

The Demised Premises consist of a building owned by the Landlord and containing seven thousand thirty-three (7,033) square feet of rentable floor area having a frontage and width of fifty-three point five (53.5) feet, a depth of one hundred sixteen point eight (116.8) feet and other dimensions as shown and labeled "HIT OR MISS" on the plan attached to the Lease as Exhibit B. The Demised Premises are a portion of the Building and land more particularly described in Exhibit A attached hereto as a part hereof.

3. Term and Option to Extend Term. The original term of the Lease shall be the period of five (5) years commencing on the Commencement Date (as described below) and terminating on the last day of the month during which the fifth (5th) anniversary of the Commencement Date shall occur.

Tenant shall have the right, at its election, to extend the term of the Lease three (3) extension periods of five (5) years each, each commencing upon the expiration of the original term, or the original term as thus previously extended. Such extension shall be granted upon the terms and conditions set forth in the Lease.

4. Commencement Date. The "Commencement Date" shall be the date earliest to occur of the following dates:

- (1) December 4, 1992; or
- (2) the date which Tenant opens for business in the Premises.

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DEPT-01 RECORDINGS \$51.00
 T#0000 TRAN 4299 12/02/92 14:35:00
 #0523 # *72-904005
 COOK COUNTY RECORDER

31/60
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6/11/2015

COOK COUNTY CLERK'S OFFICE
110 N. LAUREL ST. CHICAGO, IL 60602
TEL: 312.603.4000 FAX: 312.603.4001

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5. Addresses.

Landlord:

c/o RUELOFF INC.
140 South Dearborn Street
Chicago, IL 60603

with a copy to:

WILDMAN, HARROLD, ALLEN & DIXON
225 West Wacker Drive
Chicago, IL 60606-1229

Tenant:

HIT OR MISS INC.
100 Campanelli Parkway
Stoughton, MA 02072
Attn: Real Estate Department

with a copy to:

THE TJX COMPANIES, INC.
770 Cochituate Road
Main Tower, 1E
Framingham, MA 01701
Attn: General Counsel

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6. The Lease contains additional rights, terms and conditions not enumerated in this instrument. This instrument is executed pursuant to the provisions of the Lease and is not intended to vary the terms of the Lease, including such rights, terms and conditions.

IN WITNESS WHEREOF, the parties hereto have executed this Memorandum under seal pursuant to due authorization.

WITNESSES:

LANDLORD:

THE JOHN D. AND CATHERINE T. MacARTHUR FOUNDATION, as sole beneficiary under Trust Agreement with NBD Trust Company of Illinois, as successor to Citizens Bank and Trust Company, dated October 10, 1978, and known as Trust No. 66-3750

Sharon Nikonchik
Sharon Nikonchik

By: Michael Curtis
Manager of Real Estate

Mark J. Franks
Mark J. Franks

By: _____

WITNESSES:

TENANT:

HIT OR MISS INC.,
a Delaware corporation

Beverly J. Kennedy
Beverly J. Kennedy

By: Jay H. Meltzer
Jay H. Meltzer, as Secretary
and not individually

Joan H. Leahy
Joan H. Leahy

By: Donald G. Campbell
Donald G. Campbell, as Vice
President and not individually

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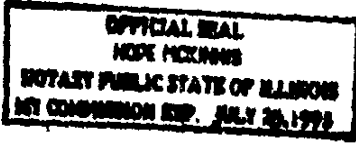
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STATE OF)
) SS.
CITY/COUNTY OF)

The foregoing instrument was acknowledged before me this 2nd day of November, 1992 by Michael Curtis ~~Manager of Real Estate for~~ on behalf of The John D. and Catherine M. Arthur Foundation

Hilde McKinnis
Notary Public

My Commission Expires: _____



COMMONWEALTH OF MASSACHUSETTS)
) SS.
COUNTY OF MIDDLESEX)

The foregoing instrument was acknowledged before me this 28th day of October, 1992 by Jay H. Meitzer and Donald G. Campbell, Secretary and Vice President, respectively, of Hit or Miss Inc., on behalf of the corporation.

Marie F. Belostock
Notary Public

My Commission Expires: _____

Marie F. Belostock
Notary Public
Commission Expires 8/19/99

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EXHIBIT A

Landlord owns fee simple title to the real estate legally described as:

Lots 5 and 6 in Block 120 in School Section Addition to Chicago (excepting therefrom the East 40 feet of said Lot 5 taken for an opening of Dearborn Street and except the North 9 feet of said Lot 5 and Lot 6 taken or used for alley; also excepting therefrom the West 26 feet of the South 100 feet of Lot 6 aforesaid) in Section 16, Township 39 North, Range 14 East of the Third Principal Meridian.

and Landlord is the holder of a leasehold estate in the real estate legally described as:

Leasehold Estate created by Lease made by Shirley T. High and Helen R. High, Ellen T. High and Jessie N. High to Marquette Safety Deposit Company, dated May 1, 1902 and recorded August 18, 1902 in Book 7973, page 418 as Document No. 3283752, demising and leasing for a term of 98 years, dated May 1, 1902 until and including April 30, 2100, the premises described as: West 26 feet of the South 100 feet of Lot 6 in Block 120 in School Section Addition to Chicago, Section 16, Township 39 North, Range 14 East of the Third Principal Meridian.

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01/17/19