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## MEMORANDUM OF SUBLEASE AND OPTION

The following Sublease has been executed:

### SUBLESSOR:

Helmsley-Spear of Illinois, Inc., an Illinois corporation as agent for the ground lessee.

### SUBLESSEE:

Peoples Auto Parking Company No. 2, an Illinois corporation.

### LEGAL DESCRIPTION OF THE PREMISES:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

### PROPERTY ADDRESS AND DESCRIPTION:

A two level parking area located on the premises at:

360 North Michigan Avenue  
Chicago, IL

81-87 East Wacker Drive  
Chicago, IL

### PERMANENT TAX NUMBERS:

SEE EXHIBIT "A"

### DATE:

April 1, 1991

Doc ID = A&F:6616\_1

Box 182

Prepared by and  
Reviewed and Returned to  
Michael L. Gifford  
1100 North Dearborn St. Ste 2100  
Chicago, IL 60610  
Box 182

*2900*

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**TERM:**

Fifteen (15) years, commencing August 1, 1991 and ending July 31, 2006, with an option to renew for five (5) years through July 31, 2011.

Additional terms, provisions, obligations and understandings of the parties are contained in the Sublease.

**SUBLESSOR:**

HELMSLEY-SPEAR OF ILLINOIS, INC.

BY: *Thomas R. Baryl*

Its \_\_\_\_\_

**ATTEST:**

\_\_\_\_\_  
Its \_\_\_\_\_

**SUBLESSEE:**

PEOPLES AUTO PARKING COMPANY NO. 2

BY: *Thomas R. Baryl*

Its *YRS*

**ATTEST:**

*Thomas R. Baryl*  
Its *Secretary*

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STATE OF ~~ILLINOIS~~ )  
*New York* ) ss.  
COUNTY OF ~~COOK~~ )  
*New York* )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO  
HEREBY CERTIFY that IRVING SCHUEIDER,  
personally known to me to be the Vice President of Helmsley-Spear of  
Illinois, Inc. and \_\_\_\_\_  
\_\_\_\_\_ Secretary of said corporation, personally known to  
me to be the same persons whose names are subscribed to the foregoing instrument as such  
Vice President and \_\_\_\_\_ Secretary, respectively,  
appeared before me this day in person and acknowledged that they signed and delivered said  
instrument as their free and voluntary act, and as the free and voluntary act of said corporation,  
for the uses and purposes therein set forth, and the said \_\_\_\_\_ then and  
there acknowledged that he, as custodian of the corporate seal of said corporation, did affix the  
said corporate seal to said instrument as his free and voluntary act and as the free and voluntary  
act of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 1 day of January, 1998.

Bernice P. Lachs  
Notary Public

My Commission Expires: \_\_\_\_\_

BERNICE P. LACHS  
Notary Public, State of New York  
No. 31-7399350  
Qualified in New York County  
Commission Expires Feb. 28, 1998

NOTARIAL SEAL

1998 FEB 14 AM 3:43

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## EXHIBIT A

### LEGAL DESCRIPTION

#### PARCEL 1:

The Leasehold Estate created in and by that certain Indenture of Ground Lease made by American National Bank and Trust Company of Chicago, a National Banking association, as trustee under the terms of a trust agreement dated May 1, 1959 and recorded May 21, 1959 as document no. 17544868 and as amended by an agreement dated November 8, 1965 recorded November 9, 1965 as document 19644699 made by the University of Chicago, a corporation of Illinois, Lessor by assignment and by LaSalle National Bank, as trustee under the terms of a trust agreement known as trust number 22890, Lessee by assignment, demising and leasing the land for a term of 99 years beginning May 1, 1959 and ending April 30, 2058, (excepting the buildings and all improvements now located thereon)

#### PARCEL 2:

The Northeast 1/2 of Lot 4 and that part of Lot 3 described as follows: beginning at the most westerly corner of said Lot 3; thence northerly along the westerly line of said lot, 31.59 feet; thence easterly 100.61 feet to a point in the easterly line of said Lot 3, 30.89 feet northerly of the southeasterly corner of said Lot 3, thence westerly along the southerly line of said Lot, 100.61 feet to the point of beginning all in the subdivision of Lots 3, 4, 7, 8 and 10 to 19, inclusive in Block 4 in Fort Dearborn Addition to Chicago, being in Section 10, Township 39 North, Range 14 east of the Third Principal Meridian, in Cook County, Illinois

P.I.N. 17-10-300-001  
17-10-300-002  
17-10-300-003  
17-10-300-004

Address of Property: 81-87 East Wacker Drive  
Chicago, Illinois

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