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THE STATE OF ILLINOIS
COUNTY OF COOK

§
§ KNOW ALL MEN BY THESE PRESENTS
§

93726359

TERMINATION AND RELEASE OF AGREEMENT

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This Termination and Release of Lease Agreement (hereinafter called this "Release"), by and between Midcontinent Properties, Inc., a Delaware corporation (hereinafter called "Properties") and AmProp Finance Company, an Indiana corporation, formerly known as Standard Oil Realty Corporation, (hereinafter called the "Company"). Properties and the Company do hereby agree and stipulate that the Ground Lease between AmProp Finance Corporation, as Lessor, and Midcontinent Properties, Inc., as Lessee, dated April 1, 1970 and recorded in the Cook County Recorder's Office on October 20, 1970 as Document Number 21294498 and filed as a Financial Statement October 20, 1970 as Document Number 70U44184 (hereinafter, together with any amendments and supplements thereto, referred to as the "Lease"), is hereby released, ~~terminated~~ and terminated.

DEPT. OF RECORDS and
 1993 JUN 09 14:52:00
 #0258 * -93-726359
 COOK COUNTY RECORDER

EXECUTED as of this 30th day of June, 1993.

AMPROP FINANCE COMPANY

By: *Lawrence G. Tarlton*
 Name: LAWRENCE G. TARLTON
 Title: VICE PRESIDENT

MIDCONTINENT PROPERTIES, INC.

By: *M. A. Ferrucci*
 Name: M. A. FERRUCCI
 Title: President



After Recording Return To:

P. C. Voegtle
 Amoco Corporation
 200 East Randolph Drive
 Mail Code 2103
 Chicago, Illinois 60601

This instrument was prepared by

Daniel Pinkert
 200 East Randolph Drive
 Chicago, IL 60601

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STATE OF Illinois)

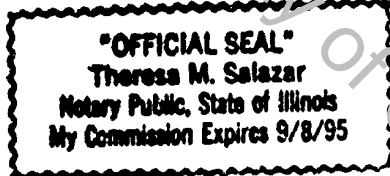
COUNTY OF COOK)

BEFORE ME, personally appeared Lawrence G. Carlson,
personally known to me to be the person whose name is
subscribed to the foregoing instrument and acknowledged to
me that he executed said instrument for the purposes and
consideration therein expressed and in the capacity therein
stated, for an on behalf of and as his own act and deed.

IN WITNESS of which I have hereunto set my hand and
official seal, this 28th day of June,
1993.

Theresa M. Salazar

Notary Public



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"OFFICIAL SEAL"
Theresa M. Sisk
Notary Public, State of Illinois
My Commission Expires 01/01/2011

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STATE OF DELAWARE)

COUNTY OF NEW CASTLE)

BEFORE ME, personally appeared M. A. FERRUCCI,
personally known to me to be the person whose name is
subscribed to the foregoing instrument and acknowledged to
me that he executed said instrument for the purposes and
consideration therein expressed and in the capacity therein
stated, for an on behalf of and as his own act and deed.

IN WITNESS of which I have hereunto set my hand and
official seal, this 29th day of June,
1993.

Camilia M. Denny
Notary Public CAMILIA M. DENNY

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17-10-316-027

Exhibit A

The Chicago Land, which is situated in the County of Cook and in the State of Illinois, having a street address of 200 E. Randolph Drive, Chicago, Illinois 60601, consists of the parcels of land described below together with all easements and other appurtenances thereto; and any and all interest in the Ground Lease between Standard Oil Realty Corporation and Midcontinent Properties, Inc. dated April 1, 1970, and amended as of October 1, 1970, together with any and all appurtenances and improvements thereto; and any and all interest in the Lease and Agreement between Standard Oil Realty, Midcontinent Properties, Inc., Bankers Trust Company as Escrow Agent and Bankers Trust Company and G.E. Maier as Trustees dated April 1, 1970, and amended as of October 1, 1970, together with any and all appurtenances and improvements thereto.

Parcel 1:

A parcel of land, being a part of the lands lying East of and adjacent to that part of the Southwest fractional quarter of fractional Section 10, Township 39 North, range 14 East of the third principal meridian included within "Fort Dearborn Addition to Chicago, being the whole of the Southwest fractional quarter of Section 10, Township 39 North, range 14 East of the third principal meridian" which parcel of land is bounded and described as follows:

BEGINNING at the point of intersection of the East line of N. Stetson Avenue as shown and defined on the Plat titled "Plat of Mid-America, a Resubdivision of the Prudential and Illinois Central Subdivision", and recorded in the Office of the Recorder of Cook County, Illinois, on November 20, 1957 as Document No. 17069914, with the North line extended East, or E. Randolph Street, and running

THENCE North along said East line of N. Stetson Avenue, being a line which is 451.50 feet, measured perpendicularly, East from and parallel with the East line of N. Beaubien Court, a distance of 386.193 feet;

THENCE East, along a line which is perpendicular to said East line of N. Stetson Avenue, a distance of 332.541 feet;

THENCE Southeastwardly along a straight line, a distance of 28.284 feet, to a point which is 352.541 feet, measured perpendicularly, East from said East line of N. Stetson Avenue, and 20.00 feet, measured

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perpendicularly, South from said last described course extended East;

THENCE South along a line which is 352.541 feet, measured perpendicularly, East from and parallel with said East line of N. Stetson Avenue, a North line of E. Randolph Street extended East, and

THENCE West along said North line of E. Randolph Street extended East, a distance of 352.561 feet to the point of BEGINNING; excepting from the West 22.00 feet of said parcel of land that part thereof which lies below and extends downward from a horizontal plane having an elevation of 12.50 feet above Chicago City Datum (being that part of said parcel of land dedicated for subway purposes by instrument recorded in said Recorder's Office on the 25th day of February, 1972, as Document No. 21817981).

PARCEL 2:

A certain parcel of land lying East of and adjoining Fort Dearborn Addition to Chicago, said Addition being the whole of the Southwest fractional quarter of Section 10, Township 39 North, range 14 East of the third principal meridian, County of Cook, State of Illinois, said parcel comprising that part of the South half of E. Lake Street lying between the Easterly line of N. Stetson Avenue and the Westerly line of N. Columbus drive as defined in the Amendatory Lake Front Ordinance passed by the City Council of the City of Chicago on September 17, 1969, recorded in the Recorder's Office of Cook County, Illinois, on April 10, 1970 as Document No. 21132412 ("1969 Amendatory Lake Front Ordinance"), said parcel being bounded and described as follows:

BEGINNING at the point of intersection of the East line of N. Stetson Avenue, as shown and defined on the Plat titled "Plat of Mid-America, a Resubdivision of the Prudential and Illinois Central Subdivision and recorded in the Office of the Recorder of Deeds of Cook County, Illinois, on November 20, 1957, as Document No. 17069914, with the North line extended East, of E. Randolph Street, and running

THENCE North along said East line of N. Stetson Avenue being a line which is 451.50 feet, measured perpendicularly, East from and parallel with the East line of N. Beaubien Court, a distance of 386.193 feet for a point of BEGINNING of the property herein described;

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THENCE North along the East line of N. Stetson Avenue extended North, a distance of 37 feet;
THENCE East along a line which is perpendicular to said East line of N. Stetson Avenue extended, a distance of 352.541 feet;

THENCE South and parallel with said East line of N. Stetson Avenue extended, a distance of 57 feet;

THENCE Northwesterly along a straight line to a point 332.541 feet, Easterly of and perpendicular of BEGINNING on the North line of the premises conveyed in deed dated October 2, 1969 and recorded in the Office of the Recorder of Deeds of Cook County, Illinois, as Document No. 20977373;

THENCE West along said North line, 332.541 feet to the place of BEGINNING, all of said property being part of the lands lying East of and adjacent to that part of the Southwest fractional quarter of fractional Section 10, Township 39 North, range 14 East of the third principal meridian, included within "Fort Dearborn Addition to Chicago, being the whole of the Southwest fractional quarter of the third principal meridian", in Cook County, Illinois;

except the portion of the above described property dedicated to the City of Chicago for street purposes pursuant to the 1969 Amendatory Lakefront Ordinance (The "Dedication Property") which excepted portion lies below a plane extending horizontally Southward from the North line of the above-described property, the profile of which plane (as viewed from the South) is described as follows:

BEGINNING at the point of intersection of the West line of N. Columbus Drive with the North line of the above described parcel (said North line being coincidental with the centerline of E. Lake Street, 74.00 feet wide) said point being at an elevation of 41.360 feet above Chicago City Datum, and running

THENCE West on a straight inclined line to a point of vertical curve which is 100.54 feet, measured horizontally, from said West line of N. Columbus Drive, said point being at an elevation of 42.121 feet above Chicago City Datum; THENCE West along a 100 foot vertical (parabolic) curve, the tangent lines of which intersect at a point 150.54 feet, measured horizontally, West from said West line of N. Columbus Drive at elevation of 42.500 feet above Chicago City Datum, to the point of tangency of said vertical curve

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which is 200.54 feet, measured horizontally, West from said West line of N. Columbus Drive, said point of tangency being at an elevation of 41.805 feet above Chicago City Datum; THENCE West on a straight inclined line to a point of vertical curve which is 305.54 feet measured horizontally, from said West line of N. Columbus Drive, said point of vertical curve being at an elevation 40.347 feet above Chicago City Datum; THENCE West along a 50 foot vertical (parabolic) curve, a distance of 47.001 feet, measured horizontally to the East line, extended, of N. Stetson Avenue, said point on the vertical curve being at an elevation of 40.001 feet above Chicago City Datum tangent lines of said vertical curve intersect at a point 330.54 feet, measured horizontally, West from said West line of N. Columbus Drive at elevation 40.000 feet above Chicago City Datum and the point of tangency of said vertical curve being 355.54 feet, measured horizontally, West from said West line of N. Columbus Drive at an elevation of 40.000 feet above Chicago City Datum.

PARCEL 3:

A certain parcel of land lying East of and adjoining Fort Dearborn Addition to Chicago, said Addition being the whole of the Southwest fractional quarter of Section 10, Township 39 North, range 14 East of the third principal meridian, County of Cook, State of Illinois, said parcel comprising that part of the North one-half of E. Lake Street lying between the Easterly line of N. Stetson Avenue and the Westerly line of N. Columbus Drive as defined in the Amendatory Lake Front Ordinance passed by the City Council of the City of Chicago on September 17, 1969, recorded in the Recorder's Office of Cook County, Illinois, on April 10, 1970 as Document No. 21132412 ("1969 Amendatory Lake Front Ordinance"), said parcel being bounded and described as follows:

BEGINNING at the point of intersection of the East line of N. Stetson Avenue, 74.00 feet wide, as said N. Stetson Avenue is shown and defined on the Plat titled "Plat of Mid-America, a Resubdivision of the Prudential and Illinois Central Subdivision", and recorded in the Recorder's Office of said Cook County, Illinois on November 20, 1957 as Document No. 17069914, with the North line of E. Lake Street, 74.00 feet wide, as said E. Lake Street is defined in the 1969 Amendatory Lake Front Ordinance (said point of intersection being 460.193 feet measured along said East line of N. Stetson Avenue North from the point of

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intersection of said East line with the North line, extended East of E. Randolph Street) and running.

THENCE South along said East line of N. Stetson Avenue, a distance of 37.00 feet to the Northerly line of the property conveyed to Standard Oil Company, an Indiana corporation, by deed dated October 2, 1969, and recorded in the Office of the Recorder of Deeds of Cook County, Illinois, as Document No. 20977375;

THENCE East along a line perpendicular to said East line of N. Stetson Avenue (said perpendicular line being the North line of the property conveyed to Standard Oil Company, an Indiana corporation, by deed recorded in said Recorder's Office as Document No. 20977375) a distance of 352.541 feet to an intersection with the West line of N. Columbus Drive as said N. Columbus Drive was dedicated and conveyed to the City of Chicago by instrument recorded in said Recorder's Office on the 5th day of June, 1973, as Document No. 21925615;

THENCE North along said West line of N. Columbus Drive, a distance of 37.00 feet to the South line of the adjoining property;

THENCE West along a line which is perpendicular to said East line of N. Stetson Avenue, a distance of 352.541 feet to the point of BEGINNING, except the portion of the above described property dedicated to the City of Chicago for street purposes pursuant to the 1969 Amendatory Lake Front Ordinance (The "Dedication Property") which excepted portion lies below a plane extending horizontally Northward from the South line of the above-described property, the profile of which plane (as viewed from the South) is described as follows:

BEGINNING at the point of intersection of the West line of N. Columbus Drive with the South line of the above described parcel (said South line being coincidental with the centerline of E. Lake Street, 74.00 feet wide) said point being at an elevation of 41.360 feet above Chicago City Datum, and running.

THENCE West on a straight inclined line to a point of vertical curve which is 100.54 feet, measured horizontally, from said West line of N. Columbus Drive, said point being at an elevation of 42.121 feet above Chicago City Datum; THENCE West on a straight inclined line to a point of vertical curve which is 305.54 feet measured horizontally, from said West line

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of N. Columbus Drive, said point of vertical curve being at an elevation of 40.347 feet above Chicago City Datum; THENCE West along a 50 foot vertical (parabolic) curve, a distance of 47.001 feet measured horizontally to the East line, extended, of N. Stetson Avenue, said point on the vertical curve being at elevation of 40.001 feet above Chicago City Datum, the tangent lines of said vertical curve intersect at a point 330.54 feet, measured horizontally, West from said West line of N. Columbus Drive at elevation of 40.000 feet above Chicago City Datum and the point of tangency of said vertical curve being 355.54 feet, measured horizontally, West from said West line of N. Columbus Drive at an elevation of 40.000 feet above Chicago City Datum.

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