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Matteson, Illinois

This instrument was prepared by and after recording return to: Patrick E. Sweeney, Esquire Reed Smith Shaw & McClay 435 Sixth Avenue Pittsburgh, PA 15219

DEPT-01 RECORDING 433.50
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45228 4 *--93-309385
COOK COUNTY RECORDER

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MEMORANDUM OF LEASE

THIS MEMORANDUM OF LEASE is made as of the 20th day of April, 1993, between B) PROPERTY COMPANY, a Nebraska general partnership ("Lessor") with an address at c/o W.P. Carey & Co., Inc., 620 Fifth Avenue, New York, New York 10020, and BEST BUY CO., INC., a Minnesota corporation ("Lessee") with an address at 4400 West 78th Street, Minneapolis, Minnesota 55435.

1. Lessor has demised and let to Lessee pursuant to the terms and conditions of a Lease dated as of the date hereof (the "Lease"), the terms and conditions of which are incorporated herein as though set forth in full, certain real property located in the Village of Matteson, County of Cook, State of Illinois, described in Exhibit "A" attached hereto (the "Leased Property"), and certain additional properties (together with the Leased Property, collectively, the "Leased Premises").

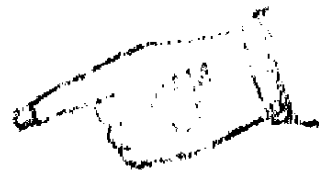
2. Under the terms of the Lease, Lessee may have and hold the Leased Property and the other Leased Premises, together with the tenements, hereditaments, appurtenances and easements thereunto belonging, at the rental and upon the terms and conditions therein stated, for an original term (the "Primary Term") commencing as of April 20, 1993 and ending on April 30, 2018.

3. Under the terms of the Lease, Lessee has the right at Lessee's option to extend the Primary Term for three (3) separate and additional periods of five (5) years each after the expiration of the then Term (each such additional five-year period is hereinafter referred to as a "Renewal Term"). Each Renewal Term shall be subject to all the terms and conditions of the Lease as if the Primary Term originally included the Renewal Term. Lessee may exercise each of its options to extend the Primary Term by giving written notice of such extension to Lessor at least one (1) year prior to expiration of the Primary Term then in effect.

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4. The Lease is subordinate to that certain Deed of Trust and Security Agreement of even date herewith (the "Deed of Trust") from Lessor to Michael D. Mishman, Esq., as trustee, and Teachers Insurance and Annuity Association of America, as beneficiary, which Deed of Trust encumbers the Leased Property and the other Leased Premises and is recorded in the real property records of Cook County, Illinois.

5. Under the terms of Article 38 of the Lease, Lessee has a right of first refusal to purchase the Leased Property.

6. This Memorandum of Lease is executed for the purpose of recordation in the real property records of Cook County, Illinois in order to give notice of all of the terms, provisions and conditions of the Lease and is not intended, and shall not be construed, to define, limit or modify the Lease. The leasehold estate created and conveyed hereby with respect to the Leased Property and the other Leased Premises is intended to be one and the same estate as was created with respect to the Leased Property and the other Leased Premises by the Lease and is further intended to be governed in all respects solely by the Lease and all of the provisions thereof.

IN WITNESS WHEREOF, the parties hereto have executed this Memorandum of Lease as of the day and year first above written.

LESSEE:

BEST BUY CO., INC.

By: 
Executive Vice President
and Chief Financial Officer

LESSOR:

BBC PROPERTY COMPANY, a
Nebraska general partnership

By BBC (NE) QRS 10-17, Inc.,
General Partner

By: 
Executive Vice President

And by BBC (NE) QRS 11-18, Inc.,
General Partner

By: 
Executive Vice President

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STATE OF MINNESOTA)
) SS.1
COUNTY OF HENNEPIN)

The foregoing instrument was acknowledged before me this 17 day of April, 1993 by Allen Lenzmeier, as the Executive Vice President and Chief Financial Officer of Best Buy Co., Inc., a Minnesota corporation, on behalf of the corporation.



Notary Public



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HEREIN IS UNCLASSIFIED

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STATE OF NEW YORK)
) ss.:
COUNTY OF NEW YORK)

The foregoing instrument was acknowledged before me this 19th day of April, 1993 by Barclay G. Jones, III, as an Executive Vice President of BBC (NE) QRS 10-17, Inc., as a partner of BB Property Company, a Nebraska partnership, on behalf of the partnership.

NICOLE ANDRADE
NOTARY PUBLIC, State of New York
No. 41-6004587
Qualified in Queens County
Commission Expires November 16, 1994

Notary Public

Nicole Andrade

STATE OF NEW YORK)
) ss.:
COUNTY OF NEW YORK)

The foregoing instrument was acknowledged before me this 19th day of April, 1993 by Barclay G. Jones, III, as an Executive Vice President of BBC (NE) QRS 11-16, Inc., as a partner of BB Property Company, a Nebraska partnership, on behalf of the partnership.

NICOLE ANDRADE
NOTARY PUBLIC, State of New York
No. 41-6004587
Qualified in Queens County
Commission Expires November 16, 1994

Notary Public

Nicole Andrade

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PROPERTY TAX STATEMENT
FOR THE YEAR 1998

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PROPERTY TAX STATEMENT
FOR THE YEAR 1998

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Exhibit A

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MATTESON, ILLINOIS

Permanent Tax Index No.: 31-22-300-039, Volume 179

Street Address: 4707 Lincoln Mall Drive,
Matteson, Illinois

PARCEL 1:

The reciprocal and non-exclusive easements for ingress and egress and for the installation, operation, maintenance, repair, replacement, relocation and removal of storm and sanitary sewers, water lines and gas mains, electrical power lines, telephone lines and other utility lines, created and granted as appurtenances to the hereinafter Parcel 3 and other property all created, defined and limited by that certain Total Site Agreement dated March 7, 1972 and recorded March 24, 1972 as Document 21846132 by and between Chicago Title and Trust Company, a corporation of Illinois, as Trustee under Trust Agreement dated June 4, 1971 and known as trust number 57420, Carson Pirie Scott and Company, a Delaware Corporation, J. C. Penney Properties, Inc., a Delaware Corporation, Montgomery Ward Development Corporation, a Delaware Corporation, Wieboldt Stores, Inc., an Illinois Corporation, and Chicago Title and Trust Company, a corporation of Illinois, as Trustee under Trust Agreement dated July 30, 1971 and known as trust number 57866, in, on, over, upon and under Lots 2, 3 (except that part of Lot 3 condemned in Case Number 831052236), 4, 5, 8, 9, 10, 11 and 12 in Lincoln Mall Subdivision aforesaid as shown on the plot plan attached to the said Total Site Agreement as amended and modified by that certain Easement Relocation Agreement, First Amendment to Total Site Agreement and Highway Easement Relocation and Drainage Grant Easement, recorded on September 9, 1977 in the Office of Recorder of Deeds for Cook County, Illinois as Document Number 24099069.

PARCEL 2:

Non-exclusive easement for the benefit of Parcel 3 and other property as created by Grant of Easement dated May 4, 1990 and recorded May 4, 1990 as Document 90207764 for installation, use, operation, maintenance, repair and replacement of the outfall facilities and other drainage facilities over the following described land: the South 100 feet of the North 153.49 feet of Lot 21 lying Westerly of the centerline of Butterfield Creek in Block 2 in Matteson Farms, a Subdivision

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in the West half (1/2) of the South East quarter (1/4) of Section 22, Township 35 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

PARCEL 3:

Lot 2 in the resubdivision of Lot 9 in Lincoln Mall, being a subdivision of part of the Southwest quarter (1/4) of Section 22, Township 35 North, Range 13, East of the Third Principal Meridian, according to the plat thereof recorded October 30, 1972 as Document 24693781, in Cook County, Illinois.

PARCEL 4:

Non-Exclusive Easement for the benefit of Parcel 3, created by Document dated March 7, 1972 and recorded March 24, 1972 as Document Number 21846183 by and between Chicago Title and Trust Company, Trust number 57420, Carson Pirie Scott & Company, J.C. Penny Properties, Inc., Montgomery Ward Development Corp. and Wieboldt Stores, Inc., in, to, over and across the Common Area Portion, for ingress and egress, for passage and accomodation of pedestrians, over, upon and across Lots 1, 3, 4, 5 and 6 in Lincoln Mall Subdivision.

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EXHIBIT "A"

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THE STATE OF ILLINOIS
COUNTY OF COOK
CLERK OF THE CIRCUIT COURT

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EXHIBIT "B"

MACHINERY AND EQUIPMENT

All fixtures, machinery, apparatus, equipment, fittings and appliances of every kind and nature whatsoever now or hereafter affixed or attached to or installed in any of the Leased Premises (except as hereafter provided), including all electrical, anti-pollution, heating, lighting (including hanging fluorescent lighting), incinerating, power, air cooling, air conditioning, humidification, sprinkling, plumbing, lifting, cleaning, fire prevention, fire extinguishing and ventilating systems, devices and machinery and all engines, pipes, pumps, tanks (including exchange tanks and fuel storage tanks), motors, conduits, ducts, steam circulation coils, blowers, steam lines, compressors, oil burners, boilers, doors, windows, loading platforms, lavatory facilities, stairwells, fencing (including cyclone fencing), passenger and freight elevators, overhead cranes and garage units, together with all additions thereto, substitutions therefor and replacements thereof required or permitted by this Short Form of Lease, but excluding all personal property and all trade fixtures, machinery, office, manufacturing and warehouse equipment which are not necessary to the operation, as buildings, of the buildings which constitute part of the Leased Premises.

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