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AGREEMENT AND CANCELLATION OF LEASE

THIS AGREEMENT AND CANCELLATION OF LEASE, made this 31st day of March, 1993, between CLARK-ERIE PARTNERS hereinafter referred to as "Lessor", and UNION OIL COMPANY OF CALIFORNIA, dba UNOCAL, a California corporation, hereinafter referred to as "Lessee",

WITNESSETH:

DEPT-01 RECORDING \$27.50
T32222 TRAN 0924 05/12/93 11:56:00
#8386 * -93-356948
COOK COUNTY RECORDER

WHEREAS, Clark-Erie Building Corporation leased to Lessee by that certain Agreement dated September 6, 1967, and short form of lease thereof also dated September 6, 1967, and recorded as Doc. No. 20319449, in the office of the Recorder of Cook County, Illinois; as amended by Amendment No. 1, dated October 30, 1967; as further amended by Supplemental Lease Agreement, dated March 22, 1988 that certain real property in the County of Cook, State of Illinois, described as follows:

Parcel No. 1

The West 7.67 feet of Lot 5 and all of Lots 6, 7, 8, 9, 10 and 11 (except that part of Lots 5, 6 and 11 taken for alley) in Block 23 in the North part of Wolcott's Addition to Chicago in the Northeast Quarter of Section 9, Township 39 North, Range 14, East of the Third Principal Meridian, Cook County, Illinois, having a frontage of approximately 127.67 feet on West Ontario Street, 218 feet on North Clark Street and 114 feet on West Erie Street.



*Unocal Corporation
Attention: L. L. Hague
1650 E. Golf Road
Schaumburg, IL 60196*

ORIGINAL

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Parcel No. 2

The West two-thirds (except the West 7-8/12's feet thereof) and (except the North 9 feet thereof) of Lot 5 in Block 23 in Wolcott's Addition to Chicago of Section 9, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Reference is further made to that certain Quit Claim Deed, dated March 13, 1973, recorded as Document No. 22250396 in the Recorder of Deeds Office of Cook County, Illinois.

WHEREAS, Lessee no longer desires to use the property for service station purposes and the parties desire to cancel and terminate said lease.

NOW, THEREFORE, it is agreed:

1. That said leases shall be as of the 31st day of March, 1993, canceled, terminated and of no further effect whatsoever and all obligations of the parties to the other shall be deemed fully discharged and satisfied except as hereinafter provided.

2. Lessee shall pay Lessor the sum of \$29,279 for payment of second half 1992 ad valorem taxes, a prorata basis of 1993 taxes up to the effective date of this Cancellation Agreement less Lessor's share of second half 1990 taxes that were incorrectly paid by Unocal.

3. Lessee will bring the property to Acceptable Levels of Applicable Contamination as described in the Indemnity Agreement between Lessor and Lessee dated April 1, 1993 and attached hereto.

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IN WITNESS WHEREOF, the parties have executed this Agreement and
Cancellation of Lease as of the date hereinabove written.

CLARK-FRIE PARTNERS

By: Alan B. Schwartz

Its: General partner

Lessor

UNION OIL COMPANY OF CALIFORNIA,
dba UNOCAL

By: J. D. Murphy

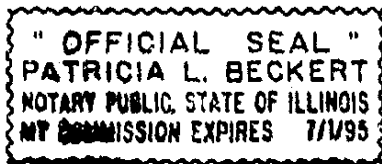
Its: J. D. Murphy, Vice President
Unocal Real Estate Division

Lessee

Subscribed and sworn to before
me this 12th day of May, 1993

Patricia Beckert
Notary Public

My Commission expires: 7-1-95



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Notary Public
Cook County, Illinois

Property of Cook County Clerk's Office

NOTARY PUBLIC
STATE OF ILLINOIS
MY COMMISSION EXPIRES 12/31/2011

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STATE OF CALIFORNIA |
COUNTY OF LOS ANGELES | SS.

ON MAY 5, 1993 BEFORE ME, MONA HEBERT, NOTARY PUBLIC, PERSONALLY APPEARED J. D. MURPHY PERSONALLY KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH HE PERSON ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL.



Mona Hebert
NOTARY'S SIGNATURE

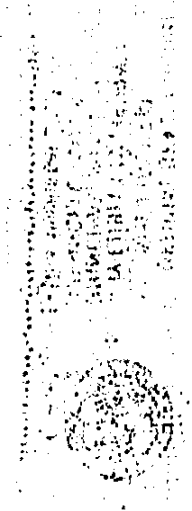
ATTENTION NOTARY: ALTHOUGH THE INFORMATION REQUESTED BELOW IS OPTIONAL, IT COULD PREVENT FRAUDULENT ATTAINMENT OF THIS CERTIFICATE TO AN UNAUTHORIZED DOCUMENT.

THIS CERTIFICATE TITLE OR TYPE OF DOCUMENT AGREEMENT AND CANCELLATION OF LEASE UNIT 9001-918 CHICAGO, ILLINOIS
MUST BE ATTACHED
TO THE DOCUMENT NUMBER OF PAGES 3 DATE OF DOCUMENT MARCH 31, 1993
DESCRIBED AT RIGHT: CAPACITY OF SIGNER: VICE PRESIDENT UNOCAL REAL ESTATE DIVISION
SIGNER REPRESENTS: UNION OIL COMPANY OF CALIFORNIA
SIGNER(S) OTHER THAN NAMED ABOVE: ALAN S. SCHWARTZ, GENERAL PARTNER

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2020-01-01