

UNOFFICIAL COPY

DEPT-01 RECORDING \$29.00
T62222 TRAN 3948 06/10/94 11:54:00
\$2880 \$ REC # - 94 - 514592
COOK COUNTY RECORDER

SHORT FORM OF LEASE

This short form of Lease ("Short Form of Lease"), is made as of this 9th day of June, 1994 by and between Woodfield Corporate Center Joint Venture, an Illinois general partnership, ("Landlord") and A C Nielsen Company, a Delaware corporation, ("Tenant"), whereby the parties agree as follows:

1. Tenant and Landlord have entered into that certain lease of office space bearing even date herewith (the "Lease"), pursuant to the terms of which Landlord has agreed and does hereby agree to lease to Tenant, and Tenant has agreed and does hereby agree to accept that certain office space described in Exhibit A attached hereto (the "Premises") located in the Village of Schaumburg, Cook County, Illinois on the property described in Exhibit B attached hereto (the "Land").
2. The Term of the Lease shall commence on January 1, 1995. The Lease Term is for a period ending December 31, 2004, unless sooner terminated as provided in the Lease.
3. Pursuant to paragraph 28 of the Lease, Tenant is granted the option to expand into Suites 300, 700, 740 and 760 on the terms provided in Exhibit K to the Lease.
4. Pursuant to paragraph 29 of the Lease, Tenant has the right to extend the Term of the Lease for two (2) additional consecutive periods of five (5) years each.
5. Pursuant to paragraph 34 of the Lease, Tenant has a right of first refusal in respect to Suites 10, 30, 260, 270, 300, 740, 760, 812 and 860 in accordance with the terms of Exhibit N to the Lease.
6. Pursuant to paragraph 35 of the Lease, Tenant has a right of first offer in respect to Suites 20, 200, 250, 252, 255, 800, 830, 838, 840, 850 and 888 in accordance with to the terms of Exhibit O to the Lease.
7. In the event of any conflict between the provisions of this Short Form of Lease and the Lease, the provisions of the Lease shall control.

94514592

This document prepared by and after recording return to:

Charles R. Staley
Schiff Hardin & Waite
7200 Sears Tower
Chicago, Illinois 60606
(312) 258-5627

BOX 408

294

UNOFFICIAL COPY

All of the terms, covenants and conditions contained in the Lease are hereby incorporated into this Short Form of Lease, and the parties agree to observe and comply with such terms, covenants and conditions. For a complete statement of the rights and obligations created under the Lease, and of the terms, covenants and conditions contained therein, a reference is hereby made to the Lease.

IN WITNESS WHEREOF, the parties hereto have executed this Short Form of Lease as of the date first set forth above.

LANDLORD

WOODFIELD CORPORATE CENTER JOINT VENTURE, an Illinois general partnership

By: THE PRUDENTIAL INSURANCE COMPANY OF AMERICA, a general partner

By: Bernard Buchholz
Vice President

TENANT

A.C. NIELSEN COMPANY, a Delaware corporation

By: Mr. D. J. [Signature]
Its: SUP + CFO

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

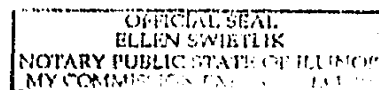
94514592

I, ELLEN SWIETLIK, a Notary Public in and for said County, in the State aforesaid, do hereby certify that BERNARD BUCHHOLZ, V.P., personally known to me to be the V.P. of THE PRUDENTIAL INSURANCE COMPANY OF AMERICA, a General Partner of Woodfield Corporation Center Joint Venture, an Illinois General Partnership, whose name is subscribed to this Instrument, appeared before me this day in person and acknowledged that as such V.P., he signed and delivered said Instrument as his free and voluntary act on behalf of said Corporation, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 9th day of June, 1994.

Ellen Swietlik
Notary Public

My Commission Expires: 5/13/97



UNOFFICIAL COPY 2

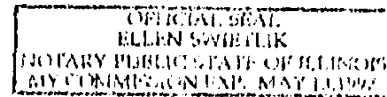
STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, ELLEN SWIETLIK, a Notary Public in and for said County, in the State aforesaid, do hereby certify that M.A. Friday, SVP & CFO, personally known to me to be the SVP & CFO of A. C. NIELSEN COMPANY, a corporation of the State of Delaware, whose name is subscribed to this Instrument, appeared before me this day in person and acknowledged that as such SVP & CFO, he signed and delivered said Instrument as his free and voluntary act on behalf of said Corporation, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 9th day of June, 1994.

Ellen Swietlik
Notary Public

My Commission Expires: 5/12/97



c:\text\crs\17370\008\exhj4.ex

24514592

UNOFFICIAL COPY

Property of Cook County Clerk's Office

11/11/11

UNOFFICIAL COPY

EXHIBIT A

SUITE LISTING OF DEMISED PREMISES

<u>Suite</u>	<u>Rentable Square Feet</u>
20	1,359
100	17,363
400	20,741
500	20,741
500	20,730
900	20,695
1000	20,683
1100	20,672
1200	20,660
1300	20,639
Total	184,283

Property of Cook County Clerk's Office

94514592

UNOFFICIAL COPY

Property of Cook County Clerk's Office

11/11/11 10:11 AM

UNOFFICIAL COPY

EXHIBIT B

LEGAL DESCRIPTION OF PROJECT

Lot 2 in Prudential's Resubdivision, being a Resubdivision of Lot 4 in Woodfield Corporate Center, being a Subdivision in the East 1/2 of the South East 1/4 of Section 13 and the East 1/2 of the North East 1/4 of Section 24, Township 41 North, Range 10 East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Tax Number: 07-24-201-010

Volume: 187

Property of Cook County Clerk's Office

94514592

UNOFFICIAL COPY

Property of Cook County Clerk's Office