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After Recording, Return to:
James R. Huntwork
Fennemore Craig
Two N. Central Avenue
Suite 2200
Phoenix, Arizona 85004

94832425

DEPT-01 RECORDING \$27.50
T#5555 TRAN 5715 09/23/94 16:29:00
#8688 JJ *-94-832425
COOK COUNTY RECORDER

MEMORANDUM OF LEASE

Notice is hereby given that American National Bank and Trust Company of Chicago, a Federally chartered banking association, not personally but solely as Trustee under Trust Agreement dated December 1, 1991, and known as Trust Number 114854-06, ("Landlord"), and PETsMART, Inc., a Delaware corporation ("Tenant"), have entered into a Shopping Center Lease (the "Lease") dated July 17, 1993, pertaining to certain premises outlined and crosshatched on Exhibit A attached hereto and located within the real property described in Exhibit B attached hereto (the "Shopping Center"). The initial term of such Lease is twenty (20) years, and Tenant has the option to extend such term for up to four (4) renewal periods of five (5) years each. Among other things, the Lease grants to Tenant the right along with Landlord and other tenants in the Shopping Center to use the Common Areas depicted on Exhibit A, including without limitation roads, driveways, sidewalks and parking areas, grants certain rights with respect to Landlord's pylon sign structures, and prohibits other tenants from engaging in the business of selling pets, pet grooming, veterinary or other pet services, pet food or pet products or accessories.

IN WITNESS WHEREOF, Landlord and Tenant have executed this Memorandum of Lease as of the 31 day of August, 1994.

LANDLORD:

American National Bank and Trust Company
of Chicago, a Federally chartered banking
association, not personally but solely as Trustee under
Trust Agreement dated December 1, 1991,
and known as Trust Number 114854-06

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By: [Signature]
Title: 2ND VICE PRES

This instrument is executed by the undersigned Land Trustee, not personally but solely as Trustee in the exercise of the power and authority conferred upon and vested in it as such Trustee. It is expressly understood and agreed that all of the warranties, indemnities, representations, covenants, undertakings and agreements herein made on the part of the Trustee are undertaken by it solely in its capacity as Trustee and not personally. No personal liability or personal responsibility is assumed by or shall at any time be asserted or enforceable against the Trustee on account of any warranty, indemnity, representation, covenant, undertaking or agreement of the Trustee in this instrument.

TENANT:

PETsMART, Inc.,
a Delaware corporation

By: [Signature]
C. Donald Dorsey
Executive Vice President

27⁵⁰
[Signature]

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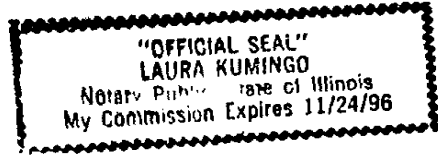
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STATE OF ILLINOIS)
) ss:
COUNTY OF Cook)

The foregoing instrument was acknowledged before me this 9th day of SEPTEMBER, 1994, by P. JOHANSON as 2ND VICE PRESIDENT, on behalf of the Landlord.

Laura Kumingo
Notary Public

My Commission expires:



STATE OF ARIZONA)
) ss:
COUNTY OF Maricopa)

The foregoing instrument was acknowledged before me this _____ day of August, 1994, by C. Donald Dorsey, Executive Vice President of PETSMART, Inc., a Delaware corporation, on behalf of the Tenant.

[Signature]
Notary Public

My Commission expires:

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3-9
[Handwritten signature]

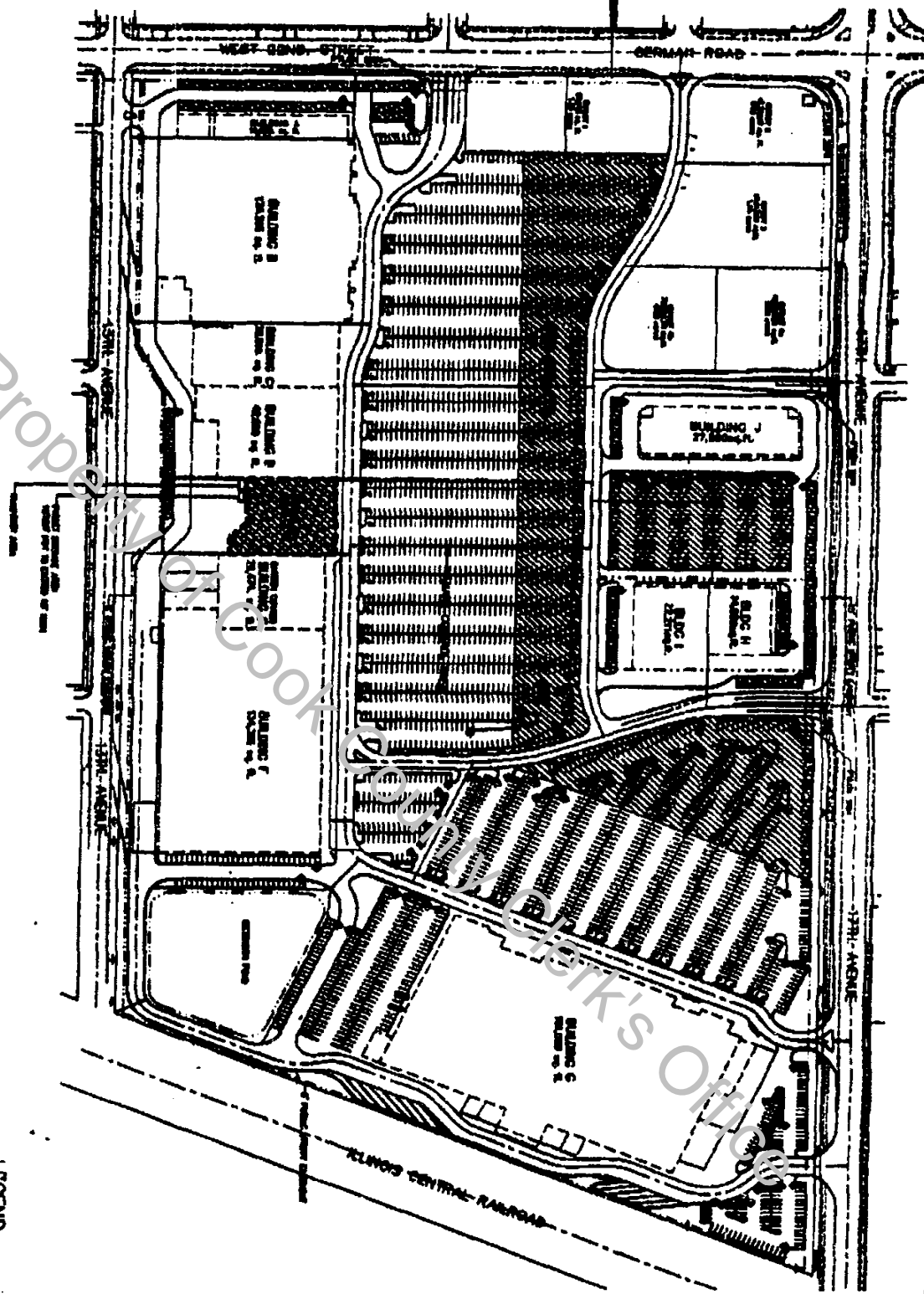
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PETSMART EXHIBIT: A
SITE PLAN



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LEGEND



PUBLIC UTILITY EXPOSURES

ADJACENT OWNED PROPERTY LINES

TERRAIN CONTOUR LINES

MARCHIS ENGINEERING, LTD.

PETSMART EXHIBIT

SITE IMPROVEMENTS FOR
BROADVIEW VILLAGE SQUARE

APPROVED UNDER THE CONTROL OF THE CITY OF TORONTO

REVISIONS	
NO.	DESCRIPTION

1 OF 1

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PARCEL 1:

LOT 9 IN BROADVIEW VILLAGE SQUARE BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 8, 1994 AS DOCUMENT NUMBER 94212972, EXCEPT THAT PART DESCRIBED BY COMMENCING AT THE NORTHWEST CORNER OF LOT 7 OF SAID BROADVIEW VILLAGE SQUARE; THENCE SOUTH 00 DEGREES, 05 MINUTES, 44 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 7, 79.84 FEET FOR A POINT OF BEGINNING; THENCE NORTH 89 DEGREES 54 MINUTES 16 SECONDS WEST 10.08 FEET; THENCE NORTH 00 DEGREES 05 MINUTES 44 SECONDS WEST 7.33 FEET; THENCE NORTH 89 DEGREES 54 MINUTES 16 SECONDS WEST, 115.00 FEET; THENCE SOUTH 45 DEGREES 05 MINUTES 44 SECONDS WEST, 35.36 FEET; THENCE SOUTH 00 DEGREES 05 MINUTES 44 SECONDS WEST, 117.50 FEET; THENCE SOUTH 89 DEGREES 54 MINUTES 16 SECONDS EAST, 25.00 FEET; THENCE SOUTH 00 DEGREES 05 MINUTES 44 SECONDS WEST, 32.50 FEET; THENCE SOUTH 89 DEGREES 54 MINUTES 16 SECONDS EAST, 125.08 FEET TO A POINT ON THE WEST LINE OF LOT 7 IN SAID BROADVIEW VILLAGE SQUARE; THENCE NORTH 00 DEGREES 05 MINUTES 44 SECONDS EAST, ALONG THE WEST LINE OF SAID LOT 7 IN BROADVIEW VILLAGE SQUARE, 167.67 FEET, TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS FOR PEDESTRIAN AND VEHICULAR ACCESS AS SET FORTH IN THE OPERATION AND EASEMENT AGREEMENT DATED JULY 20, 1993 AND RECORDED SEPTEMBER 2, 1993 AS DOCUMENT NUMBER 93703155 OVER AND ACROSS LOTS 1, 2, 3, 4, 5, 6, 8, 9, 10, 11 AND 12 IN BROADVIEW VILLAGE SQUARE AFORESAID.

AIN 15-22-411-001

17th Ave + Cermak Rd. - Northwest Corner
Broadview, Illinois

94832425