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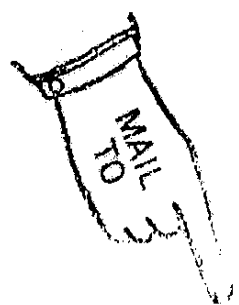
United States Postal Service

94329655

Lease

- . DEPT-01 RECORDING \$37.50
- . T#3333 TRAN 7124 04/13/94 12:59:00
- . #2447 # EB #-94-329655
- . COOK COUNTY RECORDER

BULK MAIL - MALL PKG - CHICAGO, IL 60620-9998



After Recording Return to:
 Sandra Y. Kellman
 Rudnick + Wolfe
 208 North LaSalle Street
 Chicago IL 60601

PIN: 15-24-200-006
 15-24-200-011

37.50
 Due

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U.S. Postal Service Facilities Department Lease



Unit/Post Office Name & Address: BULK MAIL - MAIL PKG - 7600 W ROOSEVELT RD
CHICAGO, IL 60130-9998

(161541-002)
COOK COUNTY

This LEASE, made and entered into by and between COMMONWEALTH REALTY ADVISORS, INC.
AGENT FOR TEACHERS' RETIREMENT SYSTEM OF IL.
hereinafter called the Lessor, and the United States Postal Service, hereinafter called the Postal Service:

In consideration of the mutual promises set forth and for other good and valuable consideration, the sufficiency of which is hereby acknowledged, the parties covenant and agree as follows:

1. The Lessor hereby leases to the Postal Service and the Postal Service leases from the Lessor the following premises, hereinafter legally described in paragraph 9, in accordance with the terms and conditions described herein and contained in the 'General Conditions to U.S. Postal Service Lease,' Section A, attached hereto and made a part hereof.

Upon which is a paved parking area
areas, spaces, improvements, and appurtenances as follows:

and which property contains

AREA	SQ. FEET
Net Floor Space	
Platform	
Parking & Maneuvering	155,000
Other:	
Driveway	
Landscaping	
Sidewalks	
Total Site Area	155,000

Estimated area is 155000 s.f., subject to verification by lessor and lessee. Change in area shall result in retro-active adjustment in rent.

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2. RENTAL: The Postal Service will pay the Lessor an annual rental of: See Attached Addendum

payable in equal installments at the end of each calendar month. Rent for a part of a month will be prorated. Rent checks shall be disbursed as follows:

payable to: COMMONWEALTH REALTY
ADVISORS, INC.
AGENT FOR TEACHERS'
RETIREMENT SYSTEM OF IL.
501 N. FAIRBANKS CT. #1800
CHICAGO, IL 60611-0000

unless the Contracting Officer is notified, in writing by Lessor, of any change in payee or address at least sixty (60) days before the effective date of the change.

3. TO HAVE AND TO HOLD the said premises with their appurtenances:

FIXED TERM: The term beginning 03/01/1994 and ending 02/29/2004
for a total of 10 years.

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U.S. Postal Service
Facilities Department
Lease



Unit/Post Office Name & Address: BULK MAIL - MAIL PKG - 7600 W ROOSEVELT RD (161541-002)
CHICAGO, IL 60130-9998 COOK COUNTY

4. RENEWAL OPTIONS: None
5. TERMINATION:
See Attached Addendum
6. UTILITIES, SERVICES, AND EQUIPMENT: Lessor, as part of the rental consideration, shall furnish the following utilities, services and equipment:
(See Lessor Obligations of General Conditions (A.24) and/or attached addendum for definitions.)
Lessor shall pay all taxes of any kind levied on the demised premises.
7. OTHER PROVISIONS: The following additional provisions, modifications, riders, layouts and/or forms were agreed upon prior to execution and made a part hereof:
Maintenance Rider - USPS (M-1).
See Attached Addendum
8. The undersigned has completed the 'Representations and Certifications.' (See Section B).
9. LEGAL DESCRIPTION:
See attached Schedule A.

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U.S. Postal Service Facilities Department Lease



Unit/Post Office Name & Address: BULK MAIL - MAIL PKG - 7600 W ROOSEVELT RD
CHICAGO, IL 60613-9998

COOK COUNTY

EXECUTED BY LESSOR this 20th day of March, 1994 subject to Limitation on Liability attached

CORPORATION

Teachers' Retirement System of the State of Illinois by its agent

Corporate Name (Print or Type) Commonwealth Realty Advisors, Inc.

Affix Corporate Seal

(a n Illinois Corporation)
(State)

By Robert Schwartz, President
Name & Title (Print or Type)

By [Signature]
Signature of Person Authorized to Sign

By _____
Name & Title (Print or Type)

By _____
Signature of Person Authorized to Sign

By _____
Name & Title (Print or Type)

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By _____
Name & Title (Print or Type)

By _____
Signature of Person Authorized to Sign

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Lessor: Address: 501 N. FAIRBANKS CT. #1800 CHICAGO IL 60611-0000

Telephone No.: (312) 464-0136

Taxpayer ID No.: 37-1314346

ACCEPTANCE BY THE POSTAL SERVICE

Date: 3-12-94

By [Signature]
Contracting Officer

Name: GEORGE A. TEDESCO, JR.

Title: MANAGER, DESIGN & CONSTRUCTION

Address: PO BOX 40511 KENNA WA 98147-0511

Witness [Signature]

Witness _____

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Limitation on Liability

This Lease and all Addendums are being executed on behalf of the Teachers' Retirement System of the State of Illinois ("Teachers") by Commonwealth Realty Advisors, Inc., an Illinois corporation ("Advisor"). Neither Advisor nor any present or future trustee, officer, director, board member, attorney, employee or agent of Teachers or Advisor or any present or future trustee, officer, director, board member, attorney, employee or agent of any entity to which Teachers may assign its rights hereunder (individually and collectively, "Teachers Representatives") shall have any personal liability, directly or indirectly, and recourse shall not be had against any Teachers Representatives under or in connection with this Lease and all Addendums or any agreement made or entered into under or pursuant to the provisions of this Lease and all Addendums hereto, or any amendments to any of the foregoing made at any time heretofore or hereafter. The Postal Service for itself and on behalf of all parties claiming by, through and under the Postal Service, hereby waives any and all such personal liability and recourse against the Teachers Representatives. The limitation of liability provided in this paragraph is in addition to, and not in limitation of any limitation on liability applicable to the Teachers Representatives provided by law or by any other contract, agreement or instrument.

CLERK OF COOK COUNTY CLERK'S OFFICE

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U.S. Postal Service
Facilities Department
Form of Acknowledgment for Corporations



STATE OF Illinois

COUNTY OF Cook

Personally appeared before me, a notary public in and for the County and State aforesaid,

Robert Schwartz and _____
(Name of authorized officer(s) signing lease)

who is/are known to me to be the President and _____
(Title of Officer(s) signing lease)

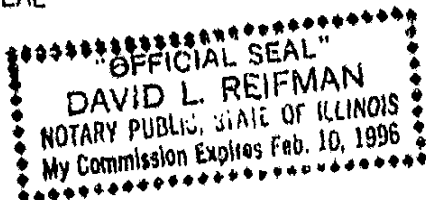
of the Commonwealth Realty Advisors Inc. and _____
(Name of Corporation)

to be the same person(s) who executed the foregoing lease, who depose(s) and say that said person(s) know(s) the seal of the said corporation, that the seal affixed to the above instrument is the seal of said corporation, and that it was affixed, and that said person(s) signed this lease by the authority of the said corporation, for the purposes set forth, and as said person(s) own free and voluntary act.

Done at Chicago, in the County and State aforesaid,

this 25th day of February, 1994

NOTARIAL
SEAL



[Signature]
Notary Public

My commission expires 2-10-96

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NOTE: If the corporation is without a seal, that portion of the acknowledgment referring to a seal should be stricken out, and on the blank line following this statement should be made: "and that the said corporation has no corporate seal."

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U.S. Postal Service
Facilities Department
Form of Acknowledgment for Contracting Officer



STATE OF Pennsylvania

SS:

COUNTY/PARISH OF Philadelphia

Personally appeared before me, a Notary Public in and for the County/Parish and State aforesaid,

George A. Tedesco, Jr.

(Identify individual party to the lease)

known to be the

Contracting Officer

and to be the same person who executed the foregoing Lease, who deposes and says that he signed his name thereto, by authority of said Postal Service, for the purposes set forth, and as his own free and voluntary act.

Witness my hand and notarial seal, in the County/Parish and State aforesaid,

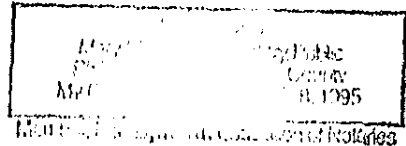
this 12th day of March, 94.

NOTARIAL
SEAL

94329655

[Signature]
Notary Public

My commission expires _____



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PLAT

4-13-94

SEE PLAT BOOKS

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