

# UNOFFICIAL COPY

95158107

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## MEMORANDUM OF LEASE OF REAL PROPERTY

**LANDLORD:** WONDERVIEW CORPORATION (successor to Dongary Investments, Ltd.) with an address of P.O. Box 60287, Denver, Colorado 80207 ("Landlord").

**TENANT:** JEVIC TRANSPORTATION, INC., a New Jersey corporation, with an address at P.O. Box 5157, Delanco, New Jersey 08075 ("Tenant").

**DATE OF LEASE OF REAL PROPERTY (THE "LEASE"):** March 31, 1994;

**DEMISED PREMISES:** The premises demised pursuant to the Lease consist of that certain tract of land located in the City of Chicago, Cook County, Illinois, containing approximately 12.279 acres of land and known as 4200 West 35th Place, Chicago, Illinois, with a permanent real estate index number of 16-34-209-013-0000, Volume 550 (the "Property"). OPEN LAND

**LEASE TERM:** The initial term of the Lease shall commence on June 1, 1994 (the "Delivery of Possession Date") and extend through May 31, 1999.

**LEASE PROVISIONS:** The Lease contains the entire agreement between the parties. All persons are hereby put on notice of the existence of the Lease and are referred to the Lease for its terms and conditions. All of the terms and conditions of the Lease are incorporated herein by reference, including but not limited to, the following:

127.50  
120003-TRAN 3824 03/23/94 12:11:00  
914764 REC 4-95-196107  
COOK COUNTY RECORDER

### SUBPARAGRAPH IIIA.: PURCHASE OPTION

A. Lessor hereby grants Lessee an option to acquire the premises during the FIVE (5) YEAR original term of this Lease. The purchase option expires at the end of the five year term thus there is no purchase option during any option year of the Term. The option price shall be ONE MILLION NINE HUNDRED THOUSAND DOLLARS (\$1,900,000.00) during the first year of the lease and TWO MILLION DOLLARS (\$2,000,000.00) during the next four years of the term. Any and all major improvements paid for by Lessor will be added to the above prices on a prorated basis, based on their remaining useful life.

**PURPOSE:** This Memorandum of Lease is prepared, signed and acknowledged solely for recording purposes, and is in no way intended to change, alter, modify, amend or in any other way affect the rights, duties and obligations of Landlord and Tenant pursuant to the Lease; it being specifically understood and agreed between the parties that each has rights, duties and obligations imposed upon it in the Lease which are not expressly contained herein but are included herein by reference.

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D.P.

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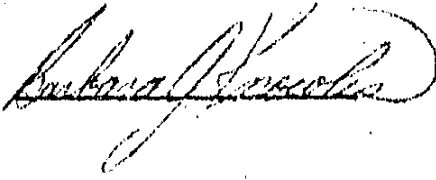
Property of Cook County Clerk's Office

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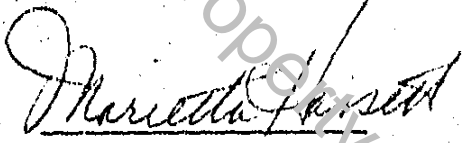
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IN WITNESS WHEREOF, this Memorandum of Lease has been duly executed under seal as of January \_\_, 1995.

ATTEST:



ATTEST:



Jevic.Memo of Lease

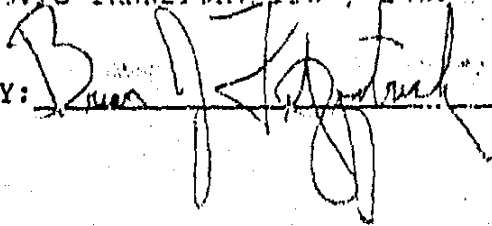
LANDLORD:

WONDERVIEW CORPORATION (successor  
To Dongary Investments, Ltd.)

BY:  SECRETARY TREASURER

TENANT:

JEVIC TRANSPORTATION, INC.

BY:  SUP/FINANCE

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R DEPT-01 RECORDING \$27.50  
140003 TRK 3824 03/23/95 12:12:00  
1474 : RE \* -95-196107  
COOK COUNTY RECORDER

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COLORADO  
STATE OF ILLINOIS :  
COUNTY OF DENVER : SS:  
:

BE IT REMEMBERED, that on this 23<sup>rd</sup> day of January, 1995, before me, the subscriber, personally appeared R. H. Fines of Wonderview Corporation, who I am satisfied is the person who signed the within instrument, and he acknowledged that he signed, sealed with the corporate seal and delivered the same as such officer aforesaid, and that the within instrument is the voluntary act and deed of such corporation, made by virtue of a resolution of its Board of Directors.

Margaret A. Schmidt  
NOTARY PUBLIC

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STATE OF NEW JERSEY :  
: SS:  
COUNTY OF BURLINGTON :

BE IT REMEMBERED, that on this 12 day of January, 1995, before me, the undersigned authority, personally appeared BRINDA CLEMENTE SVP/Finance of Jevic Transportation, Inc., who I am satisfied is the person named in the foregoing instrument, and I having first made known to him the contents thereof, he acknowledged that he signed, sealed and delivered the same as his voluntary act and deed. All of which is hereby certified.

Joanne Murnane 1-12-95  
NOTARY PUBLIC

JOANNE MURNANE  
NOTARY PUBLIC OF NEW JERSEY  
MY COMMISSION EXPIRES MAY 16, 1999

Archer & Genies  
One Centennial Square  
East Euclid Ave.  
Haddonfield NJ 08033

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