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NEAR NORTH  
222 N. LA SALLE

ATTN: RECORDER

95377105

DEPT-01 RECORDING #37.50  
T05555 TRN 1208 06/09/95 16:58:00  
COOK COUNTY RECORDER \*95-37710

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(TDSP)

**TERMINATION AGREEMENT**

THIS TERMINATION AGREEMENT (this "Agreement") is dated this 9<sup>th</sup> day of June, 1995 by and among AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, not personally, but solely as Trustee under Trust Agreement dated February 1, 1985 and known as Trust No. 63436 ("Trust"), TREMONT THEATRE ROW PARTNERSHIP, an Illinois limited partnership ("Partnership") and STANDARD/TREMONT PARKING CORPORATION, an Illinois corporation ("Operator").

**WITNESSETH:**

WHEREAS, Trust, Partnership and Operator entered into that certain Parking Facility Management Agreement dated April 30, 1986, as amended by that certain First Amendment to Parking Facility Management Agreement dated July 17, 1986 (collectively, the "Operating Agreement") for the property commonly known as 181 North Dearborn Street, Chicago, Illinois (the "Premises") and legally described on Exhibit A attached hereto and made a part hereof; and

WHEREAS, Trust, Partnership and Operator have agreed to terminate the Operating Agreement prior to the Operating Agreement's expiration date on the terms and conditions contained in this Agreement.

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NOW, THEREFORE, in consideration of the mutual covenants contained herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Trust, Partnership and Operator hereby agree as follows:

1. **DEFINED TERMS.** For purposes of this Agreement, the "Termination Date" shall mean the date of this Agreement as set forth above.

2. **TERMINATION OF OPERATING AGREEMENT.** The Operating Agreement shall terminate effective as of the Termination Date as if the Termination Date was set forth in the Operating Agreement as the expiration date of the term of the Operating Agreement; provided, however, the Operator's indemnity in Paragraph 11 of the Operating Agreement and the obligations of Operator with respect to the payments of accrued amounts and the preparation of reports, statements, tax returns and other documents in Paragraph 21 of the Operating Agreement shall survive the termination of the Operating Agreement.

3. **TRUSTEE EXCULPATION.** This Agreement is executed by AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, as Trustee, solely in the

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exercise of the authority conferred upon it as said Trustee, and no personal liability or responsibility shall be assumed by, nor at any time be asserted or enforced against it, its agents or employees on account hereof, or on account of any promises, covenants, undertakings or agreements herein contained, either express or implied; all such liability, if any, being expressly waived and released by every person now or hereafter claiming any right or security hereunder. It is understood and agreed that AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, individually, or as Trustee, shall have no obligation to see to the performance or non-performance of any of the covenants or promises herein contained. It is further understood and agreed that the Trustee is not entitled to receive any of the rents, issues, or profits of or from said trust property and this instrument shall not be construed as an admission to the contrary.

THIS LEASE TERMINATION AGREEMENT is executed by the undersigned as of the date first above written.


**PARTNERSHIP:**

**TREMONT THEATRE ROW PARTNERSHIP,**  
an Illinois limited partnership

By: **Stein & Company Theatre District  
Self-Park, Inc.,** an Illinois corporation,  
general partner

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

By: **Ruvir Corporation,** a California  
corporation, general partner

By:   
Name: **G. Richard Kutz**  
Title: **President**


**OPERATOR:**

**STANDARD/TREMONT PARKING  
CORPORATION,** an Illinois  
corporation

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

**TRUST:**

**AMERICAN NATIONAL BANK  
AND TRUST COMPANY OF  
CHICAGO,** not personally, but  
solely as Trustee as aforesaid

By:   
Title: \_\_\_\_\_

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exercise of the authority conferred upon it as said Trustee, and no personal liability or responsibility shall be assumed by, nor at any time be asserted or enforced against it, its agents or employees on account hereof, or on account of any promises, covenants, undertakings or agreements herein contained, either express or implied; all such liability, if any, being expressly waived and released by every person now or hereafter claiming any right or security hereunder. It is understood and agreed that AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, individually, or as Trustee, shall have no obligation to see to the performance or non-performance of any of the covenants or promises herein contained. It is further understood and agreed that the Trustee is not entitled to receive any of the rents, issues, or profits of or from said trust property and this instrument shall not be construed as an admission to the contrary.

THIS LEASE TERMINATION AGREEMENT is executed by the undersigned as of the date first above written.

## PARTNERSHIP:

**TREMONT THEATRE ROW PARTNERSHIP,**  
an Illinois limited partnership

By: **Stein & Company Theatre District  
Self-Park, Inc.,** an Illinois corporation,  
general partner

By: *[Signature]*  
Name: Richard A. Hanson  
Title: Vice-Chairman

By: **Ruvir Corporation,** a California  
corporation, general partner

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

## OPERATOR:

**STANDARD/TREMONT PARKING  
CORPORATION,** an Illinois  
corporation

By: *[Signature]*  
Name: Myron C. Wozniak  
Title: PRESIDENT

## TRUST:

**AMERICAN NATIONAL BANK  
AND TRUST COMPANY OF  
CHICAGO,** not personally, but  
solely as Trustee as aforesaid

By: \_\_\_\_\_  
Title: \_\_\_\_\_

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STATE OF Illinois )  
COUNTY OF Cook ) SS.

I, Joyce R. Landau, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that Richard A. Hanson, personally known to me to be the Vice Chairman of Stein & Company Theatre District Self-Park, Inc., a corporation of the State of Illinois, General Partner of Tremont Theatre Row Partnership, an Illinois Limited partnership, whose name is subscribed to the within Instrument, appeared before me this day in person and severally acknowledged that as such Vice Chairman he/she signed and delivered the said Instrument as Vice Chairman of said Corporation as his/her free and voluntary act and as the free and voluntary act and deed of said Corporation, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal, this 2<sup>nd</sup> day of June, A.D. 1995.



Joyce R. Landau  
Notary Public

My Commission Expires:

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STATE OF Illinois )  
COUNTY OF Cook ) SS.

I, Joyce R. Landau, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that G. Richard Katzman, personally known to me to be the President of Rivir Corporation, a corporation of the State of Illinois, General Partner of Tremont Theatre Row Partnership, an Illinois limited partnership, whose name is subscribed to the within Instrument, appeared before me this day in person and severally acknowledged that as such President he/she signed and delivered the said Instrument as President of said Corporation as his/her free and voluntary act and as the free and voluntary act and deed of said Corporation, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal, this 2<sup>nd</sup> day of June, A.D. 1995.

“OFFICIAL SEAL”  
JOYCE R. LANDAU  
Notary Public, State of Illinois  
My Commission Expires 11/2/00

Joyce R. Landau  
Notary Public

My Commission Expires:

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STATE OF Illinois )  
 ) SS.  
COUNTY OF Cook )

I, Joyce R. Landau a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that Myron C. Warshaver, personally known to me to be the President of Standard/Tremont Parking Corporation, a corporation of the State of Illinois, whose name is subscribed to the within Instrument, appeared before me this day in person and severally acknowledged that as such President he/she signed and delivered the said Instrument as President of said Corporation as his/her free and voluntary act and as the free and voluntary act and deed of said Corporation, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal, this 2<sup>nd</sup> day of June, A.D. 1995.



Joyce R. Landau  
Notary Public

My Commission Expires:

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STATE OF )  
 ) SS.  
COUNTY OF )

I, SOL FLORES, Notary Public, in and for said County, in the State aforesaid, do hereby certify, that J. Michael Whelan, ~~Assistant Vice President~~ of American National Bank and Trust Company of Chicago, and \_\_\_\_\_, Assistant Secretary of said Bank, who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Assistant Vice President and Assistant Secretary, respectively, appeared before me this day in person and acknowledged that they signed and delivered said instrument as their own free and voluntary act and as the free and voluntary act of said Bank, as Trustee as aforesaid, for the uses and purposes therein set forth; and said Assistant Secretary then and there acknowledged that he, as custodian of the corporate seal of said Bank, did affix the corporate seal of said Bank to said instrument as his own free and voluntary act and as the free and voluntary act of said Bank, as Trustee as aforesaid, for the uses and purposes therein set forth.

JUN 02 1995

GIVEN under my hand and Notarial Seal, this \_\_\_\_ day of \_\_\_\_\_, A.D. 1995.



Sol Flores  
Notary Public

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(TDSP)

## LEGAL DESCRIPTION

LOTS 3 AND 4 IN BLOCK 36 IN THE ORIGINAL TOWN OF CHICAGO, IN THE SOUTH EAST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PROPERTY ADDRESS: 181 NORTH DEARBORN, CHICAGO, ILLINOIS 60601

PIN: 17-09-438-034-0000

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