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COOK COUNTY RECORDER

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TERMINATION AGREEMENT

THIS TERMINATION AGREEMENT (this "Agreement") is dated this _____ 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").

WITNESSTH:

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 FACULPATION. This Agreement is executed by AMBRICAN 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 I EASE TERMINATION AGREEMENT is executed by the undersigned as of the date first above written.

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| PAR' | TNERSHIP: | OPERATOR: | | |
| | MONT THEATRE 20W PARTNERSHIP, inois limited partnership | STANDARD/TREMONT PARKING CORPORATION, an Illinois corporation | | |
| Ву: | Stein & Company Theatre fristrict Self-Park, Inc., an Illinois corporation, general partner | • | | |
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| | Title: | By: | | |
| | | Title: | | |
| By: | Ruvir Corporation, a California corporation, general partner | 0/4/ | | |
| | BOTELLE | TRUST: | | |
| | Name: a Richard Posto oversell | $O_{\mathcal{C}}$ | | |
| | Title: Francia and | AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, not personally, but solely as Tarmee as aforesaid | | |
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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 contract.

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

| PAR' | TNERSHIP: | OPERATOR: |
|------|--|---|
| | MONT THEATRE ROW PARTNERSHIP, inois limited partnership | STANDARD/TREMONT PARKING CORPORATION, an Illinois corporation |
| By: | Stein & Company Theatre Discript | |
| • | Self-Park, Inc., an Illinois corporation. | |
| | general partner | |
| | De la | |
| | Name: Richard Audansen | Down less Musashaus |
| | Name: Richard A. Hausen Title: Vice-Chairman | tiame: // Mycon C. Wassing |
| | Title, Vice- Charitan | Title: Passiput |
| Ву: | Ruvir Corporation, a California corporation, general partner | |
| | Ву: | TRUST: |
| | Name: | |
| | Title: | AMERICAN NATIONAL BANK |
| | : | AND TRUST COMPANY OF |
| | | CHICAGO, not personally, but |
| | | solely as Trustee as aforesaid |
| | | Ву: |
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| COUNTY OF CALL SS. |
| I, A Notary Public in and for said County, in the State aforesaid, DO HERBBY CERTIFY, that R. Lead A. Honson, personally known to me to be the State of Illinois, General Partner of Tremont Theatre Row Partnership, and Illinois Emired partnership, whose name is subscribed to the within Instrument, appeared before me this day in person and severally acknowledged that as such Vice Chairen he/she signed and delivered the sold Instrument as Vice Chairen 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 for its. |
| GIVEN under my land and Notarial Seal, this Z ⁻¹ day of June, A.D. 1995. |
| 4 "OFFICIAL SEAL" 1 JOYCE R. LANDAU Notary Public, State of Illinois My Commission Expiror 3/7/99 Notary Public |
| My Commission Expires: |
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| • | _ | CYA | | | | | | A.D. 1995. |
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| COUNTY OF Core ; SS. |
| I, a Notary Public in and for said County, in the State afteresaid, DO HEREBY CERTIFY, that Myro. C. Warshover, personally known to me to be the wrest and 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 day of July, A.D. 1995. |
| "OFFICIAL SEAL" JOYCE R. LANDAU Notary Public, State of Illinois My Commission Expires 3/7/99 My Commission Expires: |
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| Assistant S names are Secretary, signed and voluntary a and said A seal of said and voluntary | said, do hereby certify, an National Bank and recretary of said Bank, who scribed to the foregonespectively, appeared delivered said instrument of said Bank, as Trussistant Secretary then a Bank, did after the coary act and as the free a | who are personally bing instrument as a before me this datent as their own fustee as aforesaid, it and there acknowle or porate seal of saind voluntary act of | known to me to be the such Assistant Vice Pre by in person and acknown and voluntary act for the uses and purposedged that he, as custoold Bank to said instrum | same persons whose sident and Assistant owledged that they and as the free and es therein set forth; ian of the corporate ent as his own free |
| • | urposes therein set fort VEN under my hand an | | is day of | 0 2 1995 , A.D. 1995. |
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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 ON OF COOK COUNTY CLERK'S OFFICE

PIN: 17-09-438-634-0000

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