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CHI-EI349

96511327

This instrument was drafted by  
and after recording return to:

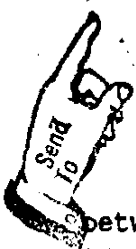
Dennis L. Myers, 3H78  
Ameritech Cellular Services  
2000 W. Ameritech Center Drive  
Hoffman Estates, IL 60195-5000

DEPT-01 RECORDING \$33.50  
T#7777 TRAN 5367 07/03/96 11:48:00  
#2318 + LM \*-96-511327  
COOK COUNTY RECORDER

CC79414

MEMORANDUM OF LEASE  
AND GRANT OF EASEMENTS

96511327



This Memorandum of Lease is made this 3 day of May, 1996,  
between Grace Ann Sanfilippo and the Estate of Joseph C. Sanfilippo, doing business  
as Lawrence & Cumberland Shopping Center, having an address at 18809 Cox Avenue,  
Suite 200, Saratoga, CA 95070, as the Landlord, and Chicago SMSA Limited  
Partnership, an Illinois limited partnership, having an address c/o Ameritech  
Cellular Services, 2000 W. Ameritech Center Drive, Hoffman Estates, IL 60195-5000,  
ATTN: Vice President-General Counsel and Manager, Real Estate & Zoning, as the  
Tenant.

1. Landlord hereby grants to Tenant and Tenant hereby takes from the  
Landlord subject to all terms and conditions of the Lease dated May 3,  
1996, the right to lease the Property in the County of Cook, City of Norridge, and  
State of Illinois as legally described in Rider A and the easements as legally  
described in said Rider A ("Leased Property"). The common address of the Leased  
Property and its Property Identification Number(s) are also set forth in said Rider.

2. The Lease is for an initial term of ten (10) years beginning  
May 3, 1996 and ending May 2, 2006. Tenant shall have the option  
to extend the term of the Lease for two (2) successive terms of ten (10) years each.  
Tenant shall exercise the options by giving Landlord written notice of its  
intention to extend the term not less than one hundred twenty (120) days prior to  
the expiration of the then current term. The maximum date to which the Lease may be  
extended is thirty (30) years from the commencement date. The term of the easements  
is co-extensive with that of the Lease.

3. Subject to the terms and conditions of the Lease, all improvements  
(including fixtures) added to the Leased Property by Tenant shall be Tenant's  
property and shall be removed by Tenant upon termination of the Lease. Tenant shall  
surrender the Leased Property in as good order and condition as when first occupied,  
reasonable wear and tear excepted. Tenant will not be required to remove the  
underground antenna tower foundation and equipment shelter foundation under the  
surface of the lot where installed, so long as the lot is returned to its original  
level condition.

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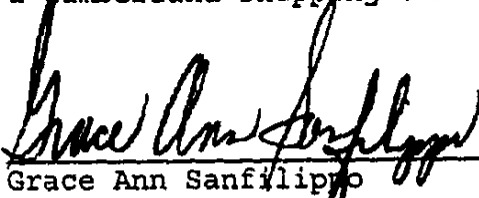
4. The rights and obligations of Landlord and Tenant shall be construed solely by reference to the provisions of the Lease and in the event of any conflict between the provisions of the Lease and those of this Memorandum of Lease the provisions of the Lease shall control.


5. All mortgages, installment sale contracts and other financing instruments entered into by Landlord after the date of this Memorandum of Lease with respect to the Leased Property shall be expressly subject to and subordinate to the rights of the Tenant under the Lease unless the parties to such mortgages, contracts and other instruments deliver to Tenant an executed subordination, non-disturbance and attornment agreement in form satisfactory to Tenant.

IN WITNESS WHEREOF, Landlord and Tenant have caused this Memorandum of Lease to be executed by themselves or their duly authorized officers as of the day and year written below for the purpose of providing an instrument for recording.

## LANDLORD

Grace Ann Sanfilippo and  
the Estate of Joseph C.  
Sanfilippo d/b/a Lawrence  
& Cumberland Shopping Center


  
\_\_\_\_\_  
Grace Ann Sanfilippo

  
\_\_\_\_\_  
Delora J. W. Sanfilippo, as  
Administrator of the Estate  
of Joseph C. Sanfilippo

## TENANT

Chicago SMSA Limited  
Partnership, an Illinois Limited  
Partnership, by its sole general  
partner, Ameritech Mobile Phone  
Service of Chicago, Inc.

By:

  
\_\_\_\_\_  
Director of Results Administration

Date:

5/3/96

Date:

4/19/96

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CHI-EI 349

## RIDER A TO MEMORANDUM OF LEASE AND GRANT OF EASEMENTS

### LEGAL DESCRIPTION OF LEASED PROPERTY AND EASEMENTS

#### AMCI LEASE SITE DESCRIPTION:

A PARCEL OF LAND FOR LEASE SITE PURPOSES LOCATED WITHIN THAT PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF THATCHER AVENUE WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF LAWRENCE AVENUE; THENCE S.88°32'38"W., ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF LAWRENCE AVENUE, BEING A LINE 50.00 FEET SOUTH OF (MEASURED PERPENDICULAR THERETO) AND PARALLEL WITH THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 14, A DISTANCE OF 335.61 FEET; THENCE S.02°04'54"E., A DISTANCE OF 96.79 FEET; THENCE S.46°47'08"E., A DISTANCE OF 7.18 FEET; THENCE N.88°27'12"E., A DISTANCE OF 114.36 FEET; THENCE S.46°32'48"E., A DISTANCE OF 17.01 FEET; THENCE S.01°32'48"E., PERPENDICULAR TO THE PENULTIMATE DESCRIBED COURSE, 59.93 FEET; THENCE N.88°27'12"E., PERPENDICULAR TO THE LAST DESCRIBED COURSE, 19.00 FEET; THENCE S.01°32'48"E., PERPENDICULAR TO THE LAST DESCRIBED COURSE, 9.00 FEET FOR THE POINT OF BEGINNING; THENCE S.88°27'12"W., PERPENDICULAR TO THE LAST DESCRIBED COURSE, 19.00 FEET; THENCE S.01°32'48"E., PERPENDICULAR TO THE LAST DESCRIBED COURSE, 9.00 FEET; THENCE N.88°27'12"E., PERPENDICULAR TO THE LAST DESCRIBED COURSE, 19.00 FEET; THENCE N.01°32'48"W., PERPENDICULAR TO THE LAST DESCRIBED COURSE, 9.00 FEET TO THE POINT OF BEGINNING, CONTAINING 171.00 SQUARE FEET IN NORWOOD PARK TOWNSHIP, COOK COUNTY, ILLINOIS.

#### AMCI UTILITY EASEMENT DESCRIPTION:

A PARCEL OF LAND FOR UTILITY EASEMENT PURPOSES LOCATED WITHIN THAT PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF THATCHER AVENUE WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF LAWRENCE AVENUE; THENCE S.88°32'38"W., ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF LAWRENCE AVENUE, BEING A LINE 50.00 FEET SOUTH OF (MEASURED PERPENDICULAR THERETO) AND PARALLEL WITH THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 14, A DISTANCE OF 335.61 FEET; THENCE S.02°04'54"E., A DISTANCE OF 96.79 FEET; THENCE S.46°47'08"E., A DISTANCE OF 7.18 FEET; THENCE N.88°27'12"E., A DISTANCE OF 114.36 FEET; THENCE S.46°32'48"E., A DISTANCE OF 17.01 FEET; THENCE S.01°32'48"E., PERPENDICULAR TO THE PENULTIMATE DESCRIBED COURSE, 59.93 FEET; THENCE N.88°27'12"E., PERPENDICULAR TO THE LAST DESCRIBED COURSE, 19.00 FEET; THENCE S.01°32'48"E., PERPENDICULAR TO THE LAST DESCRIBED COURSE, 9.00 FEET; THENCE S.88°27'12"W., PERPENDICULAR TO THE LAST DESCRIBED COURSE, 19.00 FEET; THENCE S.01°32'48"E., PERPENDICULAR TO THE LAST DESCRIBED COURSE, 9.00 FEET; THENCE N.88°27'12"E., PERPENDICULAR TO THE LAST DESCRIBED COURSE, (THIS COURSE AND IT'S EASTERLY EXTENSION HEREINAFTER REFERRED TO AS LINE 'A'), 9.50 FEET FOR THE POINT OF BEGINNING; THENCE S.00°36'07"E., A DISTANCE OF 37.79 FEET; THENCE S.72°50'46"E., A DISTANCE OF 114.07 FEET TO THE NORTHERLY FACE OF AN EXISTING CONCRETE SIDEWALK; THENCE N.88°47'01"E., ALONG THE NORTHERLY FACE OF SAID SIDEWALK, 7.93 FEET TO A WESTERLY FACE OF SAID SIDEWALK; THENCE N.01°37'26"W., ALONG THE WESTERLY FACE OF SAID SIDEWALK, 2.64 FEET; THENCE N.72°50'46"W., A DISTANCE OF 117.10 FEET; THENCE N.00°36'07"W., A DISTANCE OF 34.22 FEET TO AFORESAID LINE 'A'; THENCE S.88°27'12"W., ALONG SAID LINE 'A', A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING, CONTAINING 768.42 SQUARE FEET, IN NORWOOD PARK TOWNSHIP, COOK COUNTY, ILLINOIS.

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## RIDER A TO MEMORANDUM OF LEASE AND GRANT OF EASEMENTS

### LEGAL DESCRIPTION OF LEASED PROPERTY AND EASEMENTS

#### AMCI ACCESS EASEMENT DESCRIPTION:

A PARCEL OF LAND FOR ACCESS EASEMENT PURPOSES LOCATED WITHIN THAT PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF THATCHER AVENUE WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF LAWRENCE AVENUE, THENCE S.88°32'38"W, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF LAWRENCE AVENUE, BEING A LINE 5000 FEET SOUTH OF (MEASURED PERPENDICULAR THERETO) AND PARALLEL WITH THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 14, A DISTANCE OF 335.61 FEET FOR THE POINT OF BEGINNING; THENCE S.02°04'54"E, A DISTANCE OF 96.79 FEET; THENCE S.46°47'08"E, A DISTANCE OF 7.18 FEET; THENCE N.88°27'12"E, A DISTANCE OF 114.36 FEET; THENCE S.46°32'48"E, A DISTANCE OF 17.01 FEET; THENCE S.01°32'48"E, PERPENDICULAR TO THE PENULTIMATE DESCRIBED COURSE, 59.93 FEET; THENCE N.88°27'12"E, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 19.00 FEET; THENCE S.01°32'48"E, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 9.00 FEET; THENCE S.88°27'12"W, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 19.00 FEET; THENCE S.01°32'48"E, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 18.00 FEET; THENCE S.88°27'12"W, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 12.00 FEET; THENCE N.01°32'48"E, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 81.96 FEET; THENCE N.46°32'48"W, A DISTANCE OF 7.07 FEET; THENCE S.88°27'12"W, PERPENDICULAR TO THE PENULTIMATE DESCRIBED COURSE, 109.35 FEET; THENCE S.43°12'52"W, A DISTANCE OF 6.96 FEET; THENCE S.02°04'54"E, A DISTANCE OF 109.42 FEET; THENCE S.15°42'38"E, DISTANCE OF 47.47 FEET; THENCE S.01°14'42"E, A DISTANCE OF 71.73 FEET; THENCE S.46°20'25"E, A DISTANCE OF 7.06 FEET; THENCE N.88°33'53"E, A DISTANCE OF 213.45 FEET; THENCE N.01°14'29"W, A DISTANCE OF 3.51 FEET, TO THE SOUTHERLY FACE OF AN EXISTING ONE STORY BRICK BUILDING; THENCE N.88°45'31"E, ALONG SAID SOUTHERLY FACE, 30.00 FEET; THENCE S.01°14'29"E, PERPENDICULAR TO SAID SOUTHERLY FACE, 15.47 FEET; THENCE S.88°33'53"W, A DISTANCE OF 124.28 FEET; THENCE S.43°33'53"W, A DISTANCE OF 7.07 FEET; THENCE S.01°26'07"E, PERPENDICULAR TO THE PENULTIMATE DESCRIBED COURSE, 15.00 FEET; THENCE S.88°33'53"W, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 12.00 FEET; THENCE N.01°26'07"W, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 15.00 FEET; THENCE N.46°26'07"W, A DISTANCE OF 7.07 FEET; THENCE S.88°33'53"W, PERPENDICULAR TO THE PENULTIMATE DESCRIBED COURSE, 102.12 FEET; THENCE N.46°20'25"W, A DISTANCE OF 17.02 FEET; THENCE N.01°14'42"W, A DISTANCE OF 75.19 FEET; THENCE N.15°42'38"W, A DISTANCE OF 47.38 FEET; THENCE N.02°04'54"W, A DISTANCE OF 229.78 FEET TO THE AFORESAID SOUTHERLY RIGHT-OF-WAY LINE OF LAWRENCE AVENUE; THENCE N.88°32'38"E, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 12.00 FEET TO THE POINT OF BEGINNING, CONTAINING 10421.15 SQUARE FEET, IN NORWOOD PARK TOWNSHIP, COOK COUNTY, ILLINOIS.

96511327

Common Address: Lawrence & Cumberland Shopping Center  
Lawrence & Cumberland Avenues  
Norridge, IL

Property Identification No: 12-14-200-084

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## NOTARY FOR CHICAGO SMSA LIMITED PARTNERSHIP

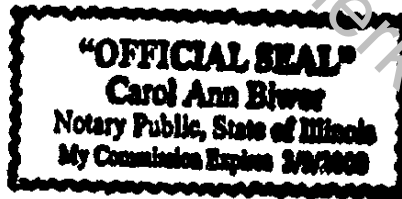
### MEMORANDUM OF LEASE

STATE OF ILLINOIS     )  
                                   ) SS  
 COUNTY OF COOK        )

Personally came before me this 19<sup>th</sup> day of April, 1996, the above named Gregory M. Maher as the Director of Results & Administration of Ameritech Mobile Phone Service of Chicago, Inc., which corporation is the sole general partner of Chicago SMSA Limited Partnership and acknowledged that he executed the foregoing instrument on behalf of said corporation and by its authority for the purposes set forth therein.

Carol Ann Biber  
 Print Name: CAROL ANN BOWER

Notary Public, Cook County  
 State of Illinois



My commission expires:

3-9-2000

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