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96136793

MEMORANDUM OF LEASE

Between

THE PRUDENTIAL INSURANCE COMPANY OF AMERICA

as Landlord

and

OCB REALTY CO.

as Tenant

Property of Cook County Clerk's Office

96136793

16060 South Harlem Avenue

Tinley Park, IL

Tax I.D. # 27-24-201-009-0000

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MEMORANDUM OF LEASE

DEPT-01 RECORDING \$29.50
T47777 TRAN 7421 02/22/96 09:05:00
#0062 # SK *-96-136793
COOK COUNTY RECORDER

THIS MEMORANDUM OF LEASE, is made and entered into as of this 1st day of February, 1996, by and between The Prudential Insurance Company of America, a New Jersey corporation ("Landlord"), and OCB Realty Co., a Minnesota corporation ("Tenant").

RECITALS

WHEREAS, American National Bank and Trust Company and Buffets, Inc. entered into that certain lease dated June 16, 1987; and

WHEREAS, the lease relates to certain leased premises (the "Premises") in the shopping center development commonly known as Park Center Plaza, (the "Shopping Center"), situated on certain real property in the City of Tinley Park, Cook County, Illinois, legally described on Exhibit A attached hereto; and

WHEREAS, CB Commercial Realty Group, Inc. (court appointed receiver for the Shopping Center) and Tenant entered into that certain First Amendment to Lease dated September 09, 1993 (the lease and the First Amendment to Lease are herein collectively referred to as the "Lease"); and

WHEREAS, The Prudential Insurance Company of America succeeded to the entire right, title and interest of American National Bank and Trust Company under said Lease; and

WHEREAS, Buffets, Inc. subsequently assigned its entire right, title and interest under said Lease to Tenant; and

WHEREAS, Tenant has subleased the Premises to OCB Restaurant Co.; and

WHEREAS, Landlord and Tenant now wish to memorialize of record the existence of the Lease and certain specific terms of the same.

NOW THEREFORE, in consideration of the Lease and other good and valuable consideration, Landlord and Tenant agree as follows:

1. Landlord and Tenant are parties to the Lease to demise and let the Premises, upon the terms and conditions more particularly set forth in the Lease.
2. The term of the Lease shall be for an initial term of fifteen (15) full Lease Years and any Partial Lease Year (as such terms are defined in the Lease), commencing on September 22, 1988 (the "Commencement Date"), and expiring on December 31, 2003.

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3. Subject to the terms and conditions more particularly set forth in the Lease, Tenant has the option to extend the term of the Lease for two (2) additional periods of five (5) years each, such periods to commence at the expiration of the initial term or preceding extended term of the Lease, as the case may be.

4. As of the date of this Memorandum of Lease, the gross leasable area of the Premises is approximately ten thousand (10,000) square feet.

5. Reference is made to the Lease for a full statement of the terms and conditions of the Lease, all of which are hereby incorporated by reference.

6. Nothing in this Memorandum of Lease shall be construed to amend, modify, change, alter, amplify, interpret or supersede any of the terms and provisions of the Lease, which shall in all things control.

IN WITNESS WHEREOF, Landlord and Tenant have caused this Memorandum of Lease to be executed as of the day and year first above written.

Witness:

LANDLORD:

THE PRUDENTIAL INSURANCE COMPANY
OF AMERICA

a New Jersey corporation

Maria Lentini
Billie J. Moreware

By: Benjamin Buchholz
Its: VP

Witness:

TENANT:

OCB REALTY CO.,
a Minnesota corporation

William J. [unclear]
Marie [unclear]

By: [Signature]
Its: V.P.

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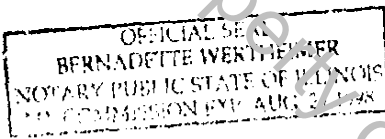
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STATE OF Illinois)
) ss.
COUNTY OF Cook)

The foregoing instrument was acknowledged before me this 2nd day of February, 1996, by Bernard Beechley, the Vice President of the Residential Services Corporation of America on behalf of the Corporation.

(seal)

Bernadette Kuthlein
Notary Public



STATE OF MINNESOTA)
) ss.
COUNTY OF Hennepin)

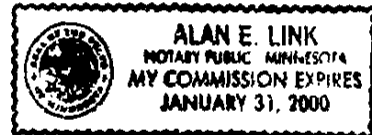
The foregoing instrument was acknowledged before me this 31st day of JANUARY, 1996, by H. THOMAS MITCHELL, the Vice President of OCB Realty Co., a Minnesota corporation, on behalf of the corporation.

(seal)

Alan E. Link
Notary Public

304305793

THIS INSTRUMENT WAS DRAFTED BY
AND TO BE RETURNED TO:
Alan E. Link
OCB Realty Co.
10266 Viking Drive, Suite 100
Eden Prairie, MN 55344



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EXHIBIT A

Legal Description of Shopping Center

The North East 1/4 of the North East 1/4 of Section 24 Township 36 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois

Except that part of the North East 1/4 of the North East 1/4 of Section 24, Township 36 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois, bounded and described as follows:

Beginning at the point of intersection of the East line of the Northeast 1/4 of Section 24 with the Southerly line of 159th Street as dedicated per document 10909713; Thence South along said East line of the Northeast 1/4 of Section 24 a distance of 122350 feet to the South line of the Northeast 1/4 of the Northeast 1/4 of Section 24; Thence West along said South line of the Northeast 1/4 of the Northeast 1/4 of Section 24 to a point distance 70.00 feet with measured at right angles from said East line of the Northeast 1/4 of Section 24; Thence North parallel with said East line of the Northeast 1/4 of Section 24, a distance of 1173.78 feet to a point of curvature; Thence Northwesterly along a curved line concave to the Southwest having a central angle of 89° 41' and radius of 50.00 feet, a distance of 78.26 feet to a point of tangency, distant 10.00 South as measured at right angles from said Southerly line of 159th Street a distance of 314.28 feet to a point; Thence Northwesterly in a straight line a distance of 207.24 feet to a point on said Southerly line of 159th Street; Thence Easterly along said Southerly line of 159th Street a distance of 641.00 feet to the point of beginning;

Also excepting the West 410.00 feet lying South of the South line of 159th Street (as dedicated by Doc. No. 10909313) of the North East 1/4 of the North East 1/4 of Section 24, Township 36 North, Range 12, East of the Third Principal Meridian (except the West 30.00 feet of the North 35.01 feet thereof) all in Cook County, Illinois.

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