

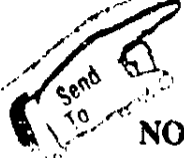
96278465

AFTER RECORDING RETURN TO:  
A. Lamar Youngblood  
Donohoe, Jameson & Carroll, P.C.  
3400 Renaissance Tower  
1201 Elm Street  
Dallas, Texas 75270-2120

Northlake

96278465

937.53  
11/22/95 11:27 AM 11/22/95 11:27 AM  
\$2854.00  
COOK COUNTY RECORDER



195

RELEASE OF LIENS  
AND  
NOTICE OF TERMINATION OF LEASE AND RELATED AGREEMENTS

3750  
u

STATE OF ILLINOIS

§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF COOK

§

§

THAT the undersigned, NationsBank of Texas, N.A., in its capacity as Administrative Lender under that certain Credit Agreement dated as of November 27, 1995, among PET STORES FUNDING CORPORATION ("Pet Stores"), NationsBank of Texas, N.A., as Administrative Lender ("Administrative Lender") and the Lenders party thereto, being the (a) mortgagee under that certain Mortgage, Assignment of Leases, Security Agreement and Financing Statement (the "Mortgage") dated effective as of December 22, 1995, executed by Pet Stores and PetsMart, Inc. ("PetsMart") and recorded as Document No. 95-905617, in the Office of the Recorder of Deeds in and for Cook County, Illinois and (b) assignee under that certain Assignment of Rents, Leases and Option Agreement and Authorization to Collect Rents ("Assignment") dated as of November 27, 1995, recorded as Document No. 95-905619, in the Office of the Recorder of Deeds in and for Cook County, Illinois; said Mortgage and Assignment covering, and relating to, certain real property (the "Release Property") situated in Cook County, Illinois, more particularly described on Exhibit A attached hereto; for good and valuable consideration, the receipt of which is hereby acknowledged, has released and discharged, and by these presents hereby releases and discharges, the Release Property from any and all liens and security interests held by the undersigned, including, without limitation, the liens and security interests evidenced by the Mortgage and the Assignment. In no event shall the Mortgage and the Assignment be released and discharged with respect to any real property other than the Release Property.

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THAT the undersigned, Pet Stores and PetsMart, hereby terminate (a) that certain Lease (the "Lease") dated as of November 27, 1995, by and between Pet Stores, as Lessor, and PetsMart, as Lessee, a memorandum of which dated as of December 22, 1995, was recorded as Document No. 95-905618, in the in the Office of the Recorder of Deeds in and for Cook County, Illinois, said Lease covering, among other real property, the Release Property, only in so far as such Lease affects the Release Property, it being agreed and understood that in no event shall the Lease be terminated with respect to other real property covered thereby except for the Release Property, (b) that certain Option and Put Agreement (the "Option Agreement") dated as of November 27, 1995, by and between Pet Stores, as Owner, and PetsMart, as Company, a memorandum of which dated as of December 22, 1995 was recorded as Document

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No. 95-905618, in the in the Office of the Recorder of Deeds in and for Cook County, Illinois, in so far and only in so far as such Option Agreement affects the Release Property, it being agreed and understood that in no event shall the Option Agreement be terminated with respect to other real property covered thereby except for the Release Property, and (c) that certain UCC-1 Financing Statement ("~~Financing Statement~~") by Pet Stores, as Debtor, recorded as Document No. 95-905620, in the Office of the Recorder of Deeds in and for Cook County, Illinois, in so far and only in so far as such Financing Statement affects the Release Property, it being agreed and understood that in no event shall the Financing Statement be terminated with respect to other real property covered thereby except for the Release Property.

This Agreement may be executed in any number of counterparts, all of which taken together shall constitute an original document.

EXECUTED effective as of April 4, 1996.

NATIONSBANK OF TEXAS, N.A., a  
national banking association

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

*Gloria Holland*  
Gloria Holland, Vice President

FETSMART, INC.,  
a Delaware corporation

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

C. Donald Dorsey  
Executive Vice President

PET STORES FUNDING CORPORATION,  
a Delaware Corporation

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

Tiffany Percival, Vice President

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No. 95-905618, in the in the Office of the Recorder of Deeds in and for Cook County, Illinois, in so far and only in so far as such Option Agreement affects the Release Property, it being agreed and understood that in no event shall the Option Agreement be terminated with respect to other real property covered thereby except for the Release Property, and (c) that certain UCC-1 Financing Statement ("Financing Statement") by Pet Stores, as Debtor, recorded as Document No. 95-905620, in the Office of the Recorder of Deeds in and for Cook County, Illinois, in so far and only in so far as such Financing Statement affects the Release Property, it being agreed and understood that in no event shall the Financing Statement be terminated with respect to other real property covered thereby except for the Release Property.

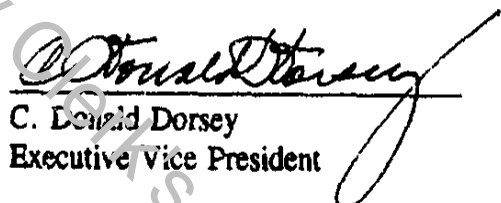
This Agreement may be executed in any number of counterparts, all of which taken together shall constitute an original document.

EXECUTED effective as of April \_\_\_\_, 1996.

NATIONSBANK OF TEXAS, N.A., a  
national banking association

By: \_\_\_\_\_  
Gloria Holland, Vice President

PETsMART, INC.,  
a Delaware corporation

By:   
C. Donald Dorsey  
Executive Vice President

PET STORES FUNDING CORPORATION,  
a Delaware Corporation

By: \_\_\_\_\_  
Tiffany Percival, Vice President

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0100-0442

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No. 95-905618, in the in the Office of the Recorder of Deeds in and for Cook County, Illinois, in so far and only in so far as such Option Agreement affects the Release Property, it being agreed and understood that in no event shall the Option Agreement be terminated with respect to other real property covered thereby except for the Release Property, and (c) that certain UCC-1 Financing Statement ("Financing Statement") by Pet Stores, as Debtor, recorded as Document No. 95-905620, in the Office of the Recorder of Deeds in and for Cook County, Illinois, in so far and only in so far as such Financing Statement affects the Release Property, it being agreed and understood that in no event shall the Financing Statement be terminated with respect to other real property covered thereby except for the Release Property.

This Agreement may be executed in any number of counterparts, all of which taken together shall constitute an original document.

EXECUTED effective as of April \_\_\_\_, 1996.

NATIONSBANK OF TEXAS, N.A., a  
national banking association

By: \_\_\_\_\_  
Gloria Holland, Vice President

PETSMART, INC.,  
a Delaware corporation

By: \_\_\_\_\_  
C. Donald Dorsey  
Executive Vice President

PET STORES FUNDING CORPORATION,  
a Delaware Corporation

By: \_\_\_\_\_  
Tiffany Percival, Vice President

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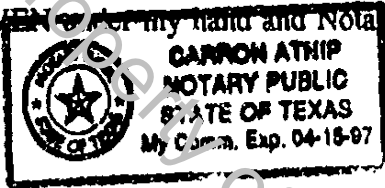
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STATE OF TEXAS

COUNTY OF DALLAS

I, CARRON ATHIP, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that Gloria Holland, personally known to me to be the authorized signatory of NationsBank of Texas, N.A., a national banking association, whose name is subscribed to the within Instrument, appeared before me this day in person and acknowledged that as such authorized signatory she signed and delivered the said Instrument as her free and voluntary act and as the free and voluntary act and deed of said association for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal, this 4<sup>th</sup> day of April, 1996.



Carron Athip  
Notary Public

My Commission Expires:

4-15-97

STATE OF ARIZONA

COUNTY OF MARICOPA

I, \_\_\_\_\_, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that C. Donald Dorsey, personally known to me to be the authorized signatory of PETSMART, Inc., a Delaware corporation, whose name is subscribed to the within Instrument, appeared before me this day in person and acknowledged that as such authorized signatory he signed and delivered the said Instrument as his 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 \_\_\_\_\_ day of April, 1996.

\_\_\_\_\_  
Notary Public

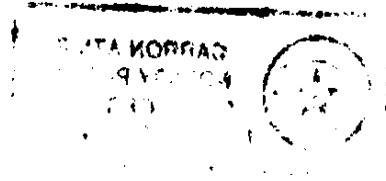
My Commission Expires:

\_\_\_\_\_

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# UNOFFICIAL COPY

STATE OF TEXAS

COUNTY OF DALLAS

I, \_\_\_\_\_, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that Gloria Holland, personally known to me to be the authorized signatory of NationsBank of Texas, N.A., a national banking association, whose name is subscribed to the within Instrument, appeared before me this day in person and acknowledged that as such authorized signatory she signed and delivered the said Instrument as her free and voluntary act and as the free and voluntary act and deed of said association for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal, this \_\_\_\_\_ day of April, 1996.

\_\_\_\_\_  
Notary Public

My Commission Expires:  
\_\_\_\_\_

STATE OF ARIZONA

COUNTY OF MARICOPA

I, SUE E. WOOD, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that C. Donald Dorsey, personally known to me to be the authorized signatory of PETS<sup>M</sup>MART, Inc., a Delaware corporation, whose name is subscribed to the within Instrument, appeared before me this day in person and acknowledged that as such authorized signatory he signed and delivered the said Instrument as his 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 8<sup>th</sup> day of April, 1996.

Sue E. Wood  
Notary Public

My Commission Expires:  
Aug. 2, 1997

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STATE OF MASSACHUSETTS

COUNTY OF SUFFOLK

I, Jane D Wiseman, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that Tiffany Percival, personally known to me to be the authorized signatory of Pet Stores Funding Corporation, a Delaware corporation, whose name is subscribed to the within Instrument, appeared before me this day in person and acknowledged that as such authorized signatory she signed and delivered the said Instrument as 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 5 day of April, 1996.

Jane D. Wiseman  
Notary Public

My Commission Expires:

\_\_\_\_\_  
JANE D. WISEMAN, Notary Public  
My Commission Expires Dec. 2, 1999

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## LEGAL DESCRIPTION:

### PARCEL 1:

LOT 6 IN NORTHLAKE COMMONS SHOPPING CENTER A RESUBDIVISION OF PART OF "THE H. O. STONE NORTHLAKE ADDITION" BEING A SUBDIVISION OF THAT PART OF THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN AND RECORDED JULY 3, 1930 AS DOCUMENT NO. 10697148 IN COOK COUNTY, ILLINOIS, WHICH RESUBDIVISION PLAT WAS RECORDED ON DECEMBER 21, 1995 AS DOCUMENT NO. 95889918, IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS CREATED BY RECIPROCAL EASEMENT AND OPERATION AGREEMENT ENTERED INTO BY NORTHLAKE DEVELOPMENT COMPANY, OFFICE DEPOT, INC., SERVICE MERCHANDISE COMPANY, INC., AND PETSMART INC., DATED JUNE 14, 1995 AND RECORDED OCTOBER 10, 1995 AS DOCUMENT NUMBER 95687795 OVER AND ACROSS THE LAND DESCRIBED THEREIN.

### PARCEL 3:

EASEMENT FOR INGRESS AND EGRESS CREATED BY RECIPROCAL EASEMENT AGREEMENT BETWEEN WALL MART STORES INC., AND NORTHLAKE DEVELOPMENT COMPANY DATED MAY 26, 1995 AND RECORDED AS DOCUMENT NUMBER 95548027 OVER AND ACROSS THE LAND DESCRIBED THEREIN.

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## EXHIBIT B

Permanent Real Estate Tax Numbers:

15-06-207-001	15-05-206-009
15-06-207-002	15-05-206-010
15-06-207-018	15-06-206-041
15-06-207-052	15-06-206-042
15-06-207-053	15-06-206-043
15-06-207-012	15-06-206-031
15-06-207-011	15-06-206-032
15-06-206-008	

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11/11/2025