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Magdalene A. Cullen
Corporate Counsel
Uno Restaurants, Inc.
100 Charles Park Road
West Roxbury, MA 02132

97178973

Prepared by

RETURN TO: **BOX 15**
TICOR TITLE INSURANCE
203 N. LaSALLE, STE. 1400
CHICAGO, IL 60601

RE: Kelly, 23981/337079

DEPT-01 RECORDING \$23.50
T#0009 TRAN 7654 03/14/97 15:15:00
#1523 # SK #-97-178973
COOK COUNTY RECORDER

MEMORANDUM OF LEASE

Lessor: Saret Corporation, 100 Charles Park Road, West Roxbury, Massachusetts 02132

Lessee: Landry's Seafood House - Illinois, Inc., 1400 Post Oak Boulevard, Suite 1010, Houston, Texas 77056

Date of Execution: January 9, 1997

Description of
Leased Premises:

Lessor hereby leases to Lessee and Lessee hereby leases from Lessor Lot 1 and Outlot A in Steak & Ale Schaumburg Subdivision, a Resubdivision of part of Lot 2 in Division of Fractional South 1/4 of Section 7, Township 41 North, Range 11 East of the Third Principal Meridian, in Cook County, Illinois. P.I.N.'s 08-07-302-001 and 08-07-302-002
2000 E. Golf Rd., Schaumburg, IL

Term of Lease: The period from the Commencement Date through the last day of the twelfth full calendar month after the Commencement Date is the first "Lease Year". Thereafter, every successive twelve month period is a "Lease Year". The term of this Lease will expire on the last day of the twentieth "Lease Year" subject to Tenant's options to extend. Each successive period of five Lease Year is referred to as a "Five Year Period."

Extensions: Tenant has two options to extend the term. Exercise of each option extends the term for an additional five years, and each five year extension is referred to as an "Option Period". Tenant may exercise an option by sending Landlord a notice of its exercise not less than 180 days before the end of the then existing term.

Date of Commencement: The term of this Lease shall begin on February 20, 1997 which is the date on which Landlord shall deliver the Leased Premises.

This Memorandum of Lease is not intended to vary any of the terms and conditions of the Lease and in the event of any conflict the terms of the Lease shall prevail.

Property of Cook County Recorder
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\$178973
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By: Saxet Corporation

By: *John O. Cunningham*

John O. Cunningham
Vice President, General Counsel
and Clerk

COMMONWEALTH OF MASSACHUSETTS)

) SS

COUNTY OF SUFFOLK)

I, *ROY K. BIN*, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that *JOHN O. CUNNINGHAM*, who is personally known to me to be the Vice President, General Counsel and Clerk of *SAXET CORPORATION*, a corporation of the State of Delaware, and the same person whose name subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed and delivered the said instrument as Vice President, General Counsel and Clerk of said corporation, pursuant to authority given by the Board of Directors of said corporation, as his own free and voluntary act, as the free and voluntary act of said corporation, which is general partner as aforesaid, and as the free and voluntary act of said corporation and said limited partnership, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 19 day of FEBRUARY, 1997.

Roy K. Bin
Notary Public

My Commission Expires: 6/8/2001

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