

RECORDATION REQUESTED BY AND  
AFTER RECORDATION RETURN TO  
KRASS MUNROE, P.A.  
ATTN: RICK GIBSON  
SOUTHPOINT OFFICE CENTER  
1650 WEST 82ND STREET  
BLOOMINGTON, MN, 55431-1447  
RETURN BY: MAIL ( ) PICK UP ( )

CASE NO. 98-04074

1 of 4  
LTIC COMMERCIAL BE

Unit #1426  
Bennigan's  
Chicago, IL

MEMORANDUM OF LEASE

This Memorandum of Lease is made as of JUNE 11, 1998, between Michigan - Adams, L.L.C., a Delaware limited liability company hereinafter called "Landlord" and S&A Leased Properties SPE 2, Inc., a Delaware corporation, as assignee of Steak and Ale of Illinois, Inc. having an office for business at 6500 International Parkway, Plano, TX 75093 hereinafter called "Tenant".

In consideration of ONE AND NO/100 DOLLARS (\$1.00) and other valuable consideration paid by Tenant to Landlord and the mutual covenants contained in that certain Lease between the parties hereto dated April 25, 1986, as amended (hereinafter called the "Lease"), Landlord has leased and does hereby lease to Tenant, and Tenant has hired and does hereby hire from Landlord, upon the terms and conditions set forth in said Lease, the real property more particularly described in Exhibit "A" attached hereto and made a part hereof (the "Premises").

The term of the Lease ends on April 30, 2001, and the Borrower has two (2) options to extend the term of the Lease May 1, 2001 through April 30, 2006 and May 1, 2006 through December 31, 2013.

This Memorandum of Lease contains only certain provisions of the Lease and reference should be made to the Lease for all terms and provisions. This Memorandum of Lease is not intended to modify or amend the Lease in any respect.

PREPARED BY: KRASS MUNROE, P.A.  
ATTN: RICK GIBSON  
SOUTHPOINT OFFICE CENTER - SUITE 1100  
1650 WEST 82ND STREET  
BLOOMINGTON, MN. 55431-1447

# UNOFFICIAL COPY

MICHIGAN-ADAMS, L.L.C.,  
a Delaware limited liability company

By: PRIME GROUP REALTY, L.P.,  
a Delaware limited partnership,  
its Managing Member

By: PRIME GROUP REALTY TRUST,  
a Maryland real estate investment trust,  
its Managing General Partner

By: [Signature]  
Name: \_\_\_\_\_  
As Its: SVR

By: Mark W. Kauf  
Name: \_\_\_\_\_  
As Its: VP

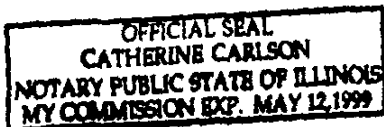
STATE OF ILLINOIS  
COUNTY OF COOK

On this 10<sup>th</sup> day of June in the year 1998, before me,  
Catherine Carlson, a Notary Public of said State, duly commissioned and  
sworn, personally appeared the above persons, the \_\_\_\_\_ of  
\_\_\_\_\_, who executed the within instrument  
on behalf of the \_\_\_\_\_. He/She is personally known to me, or produced  
~~his~~ identification.

In Witness Whereof, I have hereunto set my hand and affixed my official seal the day and  
year in this certificate first above written.

Catherine Carlson  
Notary Signature

Catherine Carlson  
Printed Name  
NOTARY PUBLIC, STATE OF Illinois  
Commission Number: \_\_\_\_\_  
My Commission Expires: 5/2/99



# UNOFFICIAL COPY

WITNESSES

TENANT:

S&A LEASED PROPERTIES SPE 2, INC.  
a Delaware corporation

Judith Auler  
Name: Susan Auler

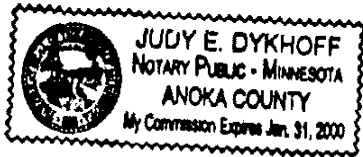
Bonnie Plekkenpol  
Name: Bonnie Plekkenpol

By: Adam L. Gray  
Name: Adam L. Gray  
Title: Sr. Vice President

STATE OF Minnesota  
COUNTY OF Hennepin

On this 11 day of June in the year 1998, before me, Judy E. Dykhoff, a Notary Public of said State, duly commissioned and sworn, personally appeared Adam L. Gray, the Sr VP of S&A Leased Properties SPE 2, Inc. Delaware Corp, who executed the within instrument on behalf of the Corp. He/She is personally known to me or produced \_\_\_\_\_ as identification.

In Witness Whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



Judy E. Dykhoff  
Notary Signature

Judy E. Dykhoff  
Printed Name  
NOTARY PUBLIC, STATE OF MINN  
Commission Number: \_\_\_\_\_  
My Commission Expires: 1/31/00

# UNOFFICIAL COPY

Exhibit A  
(page 1 of 1)

Concept B

Unit #1426 Mall  
150 S. Michigan Avenue  
Chicago, IL 60603  
Cook County

## LEGAL DESCRIPTION

That portion only, as defined and described and delineated in the Lease shown above, of the following described land which is included within the leased premises as set out in the Lease and Memorandum thereof to be recorded shown above:

### PARCEL 1

The South 1/2 of Lot 5 and all of Lots 8 and 9 (except so much thereof as has been taken for alley) all in Block 4 in Fractional Section 15, Addition to Chicago, in Section 15, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

### PARCEL 2

Easements appurtenant to and for the benefit of Parcel 1 as created by Easement Grant from the Church Federation of Greater Chicago to The Peoples Gas Light and Coke Company dated May 30, 1972 and recorded June 13, 1972 as Document Number 21937644 to construct, reconstruct, renew, replace, operate, maintain, inspect, alter, repair and remove a gas main or pipes and such drips, valves, fittings, meters and other equipment as may be necessary or convenient for such operation, over the following described land:

The West 8 feet 9 1/2 inches of the North 1/2 of Lot 5 of Block 4 of Fractional Section 15, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

PERMANENT INDEX NUMBER: 17-15-103-008  
ADDRESS: 122-150 S. MICHIGAN AVE.  
CHICAGO, IL