

RETURN RECORDED DOCUMENT TO:

WALGREEN CO.
200 Wilmot Road, Dept. #51
Deerfield, Illinois 60015
Attn: Mary Butler

This Instrument Prepared by:
Robert M. Silverman
200 Wilmot Road
Deerfield, Illinois 60015

98833553

1020/0016 3D 001 Page 1 of 7
1998-09-18 09:39:30
Cook County Recorder 33.00

AMENDED AND RESTATED MEMORANDUM OF LEASE
AND RATIFICATION AGREEMENT

7p

This Amended and Restated Memorandum of Lease made the 15th day of June, 1998, between CENTRUM EQUITIES, INC., an Illinois corporation, hereinafter called "Landlord," and BOND DRUG COMPANY OF ILLINOIS, an Illinois corporation, hereinafter called "Tenant";

WHEREAS, a Memorandum of Lease dated June 6, 1996 was recorded on June 17, 1996 as Document No. 96-459930, memorializing the terms of that certain lease between the parties dated May 24, 1996 ("the lease"); covering property at the northeast corner of Willow Road and Old Willow Road in the Village of Northfield, Illinois, as legally described on Exhibit "B" attached hereto and made a part hereof; and

WHEREAS, the parties hereto desire to amend and restate such Memorandum of Lease and Tenant has requested that Landlord now ratify and adopt the Lease.

NOW THEREFORE, in consideration of the premises and other good and valuable consideration, the sufficiency of which is hereby acknowledged, the parties agree as follows:

1. The "Lease" as defined in the Memorandum of Lease is dated May 24, 1996.
2. Exhibit "A" attached hereto and made a part hereof is hereby substituted for Exhibit "A" attached to the Memorandum of Lease.
3. Exhibit "B" attached hereto and made a part hereof is hereby substituted for Exhibit "B" attached to the Memorandum of Lease.
4. Landlord hereby ratifies the Lease, as amended, and expressly assumes and agrees to perform and comply with all of the terms, conditions, provisions and agreements in the Lease.

BOX 333-CTI

11/15/18 11:51 AM

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5. Provisions for additional rent and the other terms, covenants and conditions of said letting, including the options on the part of Tenant for prior termination, are set forth at length in the Lease, and all of said provisions, terms, covenants and conditions are, by reference hereto, hereby incorporated in and made a part of this Amended and Restated Memorandum of Lease and Ratification Agreement.

The Lease, among other things, contains the following provisions.

EXCLUSIVES

8. (a) Landlord covenants and agrees that, during the term of this Lease and any extensions or renewals thereof, no additional property which Landlord, directly or indirectly, may now or hereafter own or control, and which is contiguous to the Leased Premises, will be used for: (i) the operation of a drug store or a so-called prescription pharmacy or for any other purpose requiring a qualified pharmacist or other person authorized by law to dispense medicinal drugs, directly or indirectly, for a fee or remuneration of any kind, or (ii) the sale of so-called health and/or beauty aids and/or drug sundries, or (iii) for the operation of a business in which photofinishing services and/or photographic film are offered for sale, and/or (iv) for the operation of a business in which greeting cards and/or gift wrap are offered for sale.

This instrument shall also bind and benefit, as the case may require, the heirs, legal representatives, assigns and successors of the respective parties, and all covenants, conditions and agreements herein contained shall be construed as covenants running with the land. This instrument shall not become binding upon the parties until it shall have been executed and delivered by both Landlord and Tenant.

RIGHT OF FIRST REFUSAL

29. (a) In the event that Landlord shall receive a Bona Fide Offer to purchase the Leased Premises at any time and from time to time on or after the date hereof and during the Initial Term and Term of this Lease or any extensions thereof from any person or entity, Landlord shall so notify Tenant (Attn: Law Department with a duplicate notice to the Real Estate Department) together with a true and correct copy of said Bona Fide Offer. For purposes hereof, a "Bona Fide Offer" shall be deemed to be one made in writing by a person or entity that is not related or affiliated with Landlord which Landlord intends to accept (subject to this Article). Tenant may, at Tenant's option and within three (3) working days after receipt of Landlord's notice of said Bona Fide Offer and receipt of a copy thereof, offer to purchase the Leased Premises by written notice at the price and upon the terms and conditions as are contained in said

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Bona Fide Offer, in which event, Landlord shall sell the Leased Premises to Tenant upon said terms and conditions and said price; furthermore, in such event, Landlord shall convey the Leased Premises to Tenant by warranty deed. Landlord covenants that it shall accept no such Bona Fide Offer or convey the premises until it has complied with the terms of this Article. Any conveyance of the Leased Premises made in the absence of full satisfaction of this Article shall be void. If Tenant has not so sent its written acceptance of said offer within said three (3) days then Tenant shall be conclusively deemed to have waived its right of first refusal with respect to that particular Bona Fide Offer. Tenant may enforce this Article, without limitation, by injunction, specific performance or other equitable relief.

(b) Tenant's election not to exercise its Right of First Refusal shall not prejudice Tenant's rights hereunder as to any further Bona Fide Offer. The terms and conditions contained in this Article shall be binding upon the heirs, successors and assigns of Landlord.

This Amended and Restated Memorandum of Lease and Ratification Agreement is made and executed by the parties hereto for the purpose of recording the same in the office of the public records of Cook County, Illinois, and is subject in each and every respect, to the rents and other terms, covenants and conditions of the Lease and this Amended and Restated Memorandum of Lease and Ratification Agreement is executed and delivered with the understanding and agreement that the same shall not in any manner or form whatsoever, alter, modify or vary the rents and other terms, covenants and conditions of the Lease.

IN WITNESS WHEREOF, Landlord and Tenant have executed this Lease, under seal, as of the day and year first above written.

BOND DRUG COMPANY
OF ILLINOIS

CENTRUM EQUITIES, INC.

By William A. Shiel
Vice President
Print name: William A. Shiel

By John M. Menden
VICE President
Print name: JOHN M. MENDEN

Attest:

Attest:

E. H. King
Assistant Secretary
Print name: E. H. King

Arthur S. Soren
Secretary
Print name: ARTHUR S. SOREN

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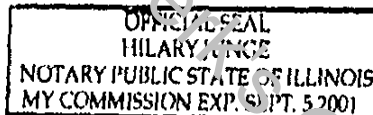
STATE OF ILLINOIS)
)SS
COUNTY OF LAKE)

I, Hilary Junge, a Notary Public, do hereby certify that
William A. Shiel, personally known to me to be the Vice President of
BOND DRUG COMPANY OF ILLINOIS, an Illinois corporation, and
E. H. King, personally known to me to be the Assistant Secretary of
said corporation, and personally known to me to be the same persons whose
names are subscribed to the foregoing instrument, appeared before me this day in
person and severally acknowledged that as such Vice President and Assistant
Secretary, they signed and delivered the said instrument as Vice President and
Assistant Secretary of said corporation, and caused the corporate seal of said
corporation to be affixed thereto, pursuant to authority, given by the Board of
Directors of said corporation as their 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 15th day of
June, 1998.

My commission expires: 9/5/2001

Hilary Junge
Notary Public



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STATE OF ILLINOIS)

)SS

COUNTY OF Cook)

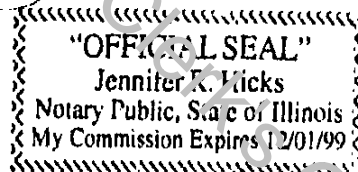
I, Jennifer R. Hicks, a Notary Public, do hereby certify that
John McLinden, personally known to me to be the
Vice President of CENTRUM EQUITIES, INC., an Illinois corporation,
and Arthur J. Noveck, personally known to me to be the
Secretary of said corporation, and personally known to me to be the
same persons whose names are subscribed to the foregoing instrument, appeared
before me this day in person and severally acknowledged that as such Vice
President and Assistant Secretary, they signed and delivered the said instrument
as Vice President and Assistant Secretary of said corporation, and caused the
corporate seal of said corporation to be affixed thereto, pursuant to authority, given
by the Board of Directors of said corporation as their 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 23 day of

June, 1998.

My commission expires:

Jennifer R. Hicks
Notary Public



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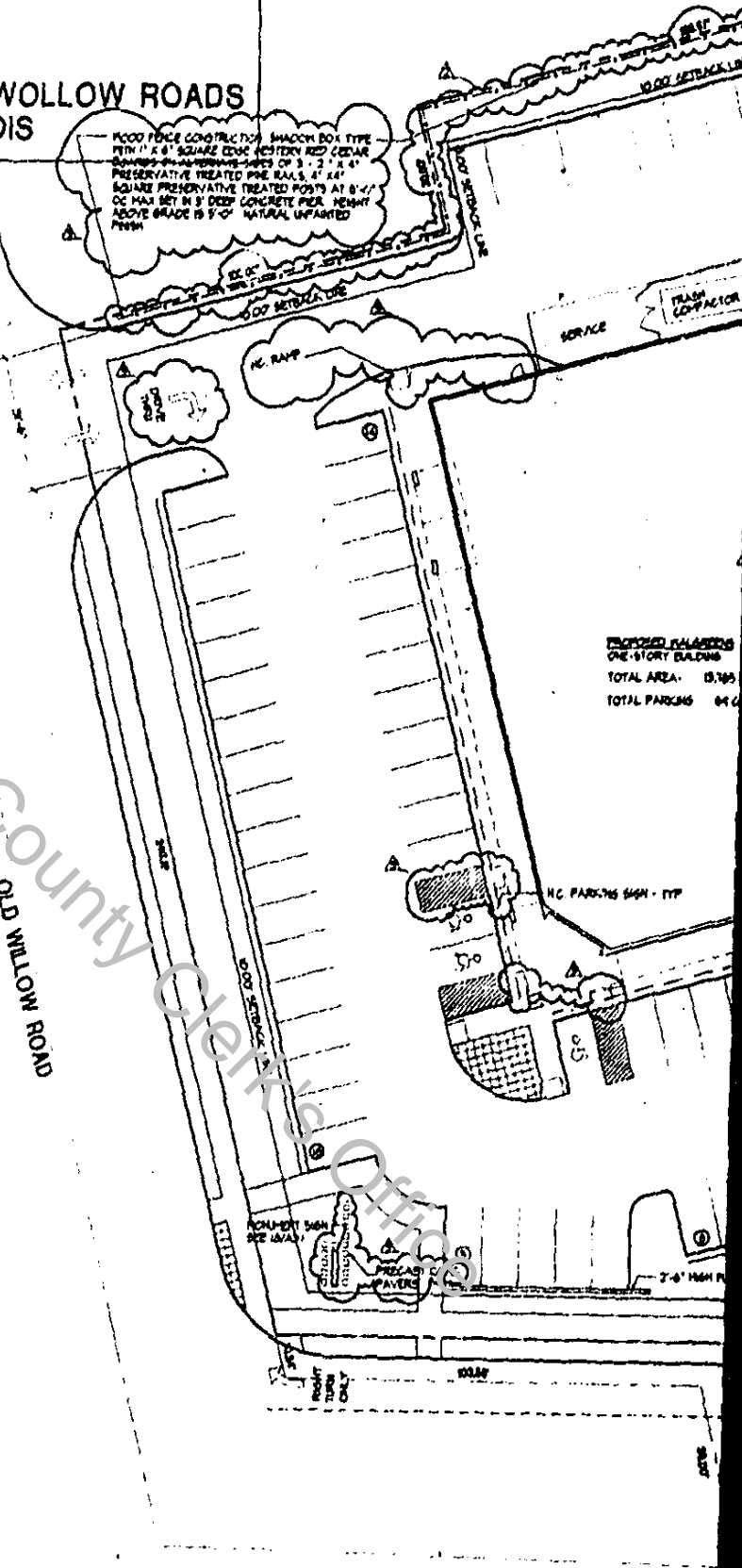
Walgreens

FACILITY

CORNER - WILLOW AND OLD WILLOW ROADS
NORTHFIELD, ILLINOIS

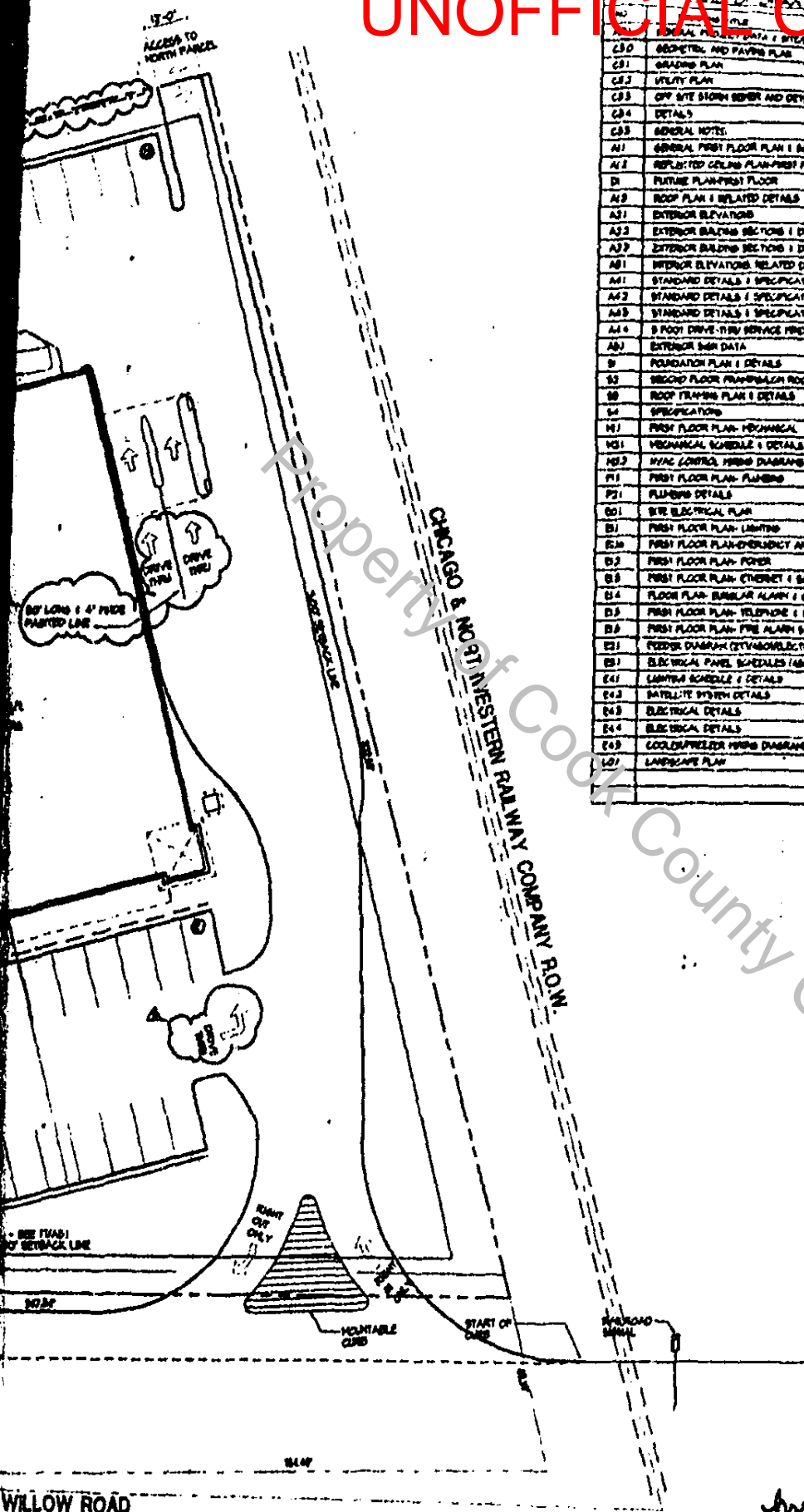
LEGEND SYMBOLS

| | | | | |
|--------|-----------|--------|----------|---------------|
| ASPH | [Pattern] | ASPH | [Symbol] | SEWER MANHOLE |
| CONC | [Pattern] | CONC | [Symbol] | STORM SEWER |
| GRAVEL | [Pattern] | GRAVEL | [Symbol] | WATER MAIN |
| PAV | [Pattern] | PAV | [Symbol] | WATER MAIN |
| ... | ... | ... | ... | ... |



1 SITE PLAN

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GENERAL PROJECT DATA & SITELOCATION PLAN

- C30 GEOMETRIC AND PAVING PLAN
- C31 GRADING PLAN
- C32 UTILITY PLAN
- C33 OFF-SITE STORM SEWER AND DETENTION PLAN
- C34 DETAILS
- C35 GENERAL NOTES
- A1 GENERAL FIRST FLOOR PLAN & SCHEDULE
- A11 REFLECTED CEILING PLAN-FIRST FLOOR & SPECIFICATIONS
- D1 FUTURE PLAN-FIRST FLOOR
- A2 ROOF PLAN & RELATED DETAILS
- A31 EXTERIOR ELEVATIONS
- A33 EXTERIOR BUILDING SECTIONS & DETAILS
- A37 EXTERIOR BUILDING SECTIONS & DETAILS
- A61 INTERIOR ELEVATIONS RELATED DATA & DETAILS
- A41 STANDARD DETAILS & SPECIFICATIONS
- A42 STANDARD DETAILS & SPECIFICATIONS
- A43 STANDARD DETAILS & SPECIFICATIONS
- A44 8 FOOT DRIVE-TYPE SERVICE PAVEMENT DETAILS
- A6J EXTERIOR SIGN DATA
- B FOUNDATION PLAN & DETAILS
- B2 SECOND FLOOR FRAMING/ROOF FRAMING PLAN
- B6 ROOF FRAMING PLAN & DETAILS
- B4 SPECIFICATIONS
- M1 FIRST FLOOR PLAN-MECHANICAL
- M01 MECHANICAL SCHEDULE & DETAILS
- M02 HVAC CONTROL SCHEDULE DIAGRAMS
- M11 FIRST FLOOR PLAN-PLUMBING
- P21 PLUMBING DETAILS
- E01 SITE ELECTRICAL PLAN
- B1 FIRST FLOOR PLAN-LIGHTING
- E10 FIRST FLOOR PLAN-EMERGENCY AND EXIT LIGHTING
- D2 FIRST FLOOR PLAN-POWER
- E8 FIRST FLOOR PLAN-ETHERNET & SATELLITE SYSTEM
- E4 FLOOR PLAN-BURGULAR ALARM & CCTV SYSTEM
- D3 FIRST FLOOR PLAN-TELEPHONE & SOUND SYSTEM
- E3 FIRST FLOOR PLAN-FIRE ALARM SYSTEM/SPRINKLER CONTROL
- E02 FLOOR DIAGRAM (CITY)MECHANICAL/ELECTRICAL DETAILS
- E03 ELECTRICAL PANEL SCHEDULES (AC/DC)
- E41 LIGHTING SCHEDULE & DETAILS
- E42 SATELLITE SYSTEM DETAILS
- E43 ELECTRICAL DETAILS
- E44 ELECTRICAL DETAILS
- E45 COOLING/HEATING PIPING DIAGRAMS
- L01 LANDSCAPE PLAN

HIRSCH ASSOCIATES
ARCHITECTURE AND PLANNING
 2701 W. NORTH AVENUE, SUITE 100
 CHICAGO, ILL. 60641

PROJECT TYPE

DRAWING/SPECIFICATIONS BY:

ARCHITECT'S CONSULTANT
 LAND OWNER'S CONSULTANT

ALL CONSTRUCTION NOTICES/LESS NOTED OTHERWISE BY:

ARCHITECT'S CONTRACTOR
 LANDOWNER'S CONTRACTOR (TURNKEY CONSTRUCTION)

PROJECT INFORMATION

APPLICABLE CODES:
 Architectural: BOCA 1990
 Mechanical: INTL MECH CODE
 Plumbing: IL PLUMBING CODE 1995

Electrical: NEC 1996

CODE AND BUILDING INFORMATION

OCCUPANCY CLASS: M- MERCANTILE

CONSTRUCTION TYPE: TYPE-2C (unprotected)

OCCUPANT LOAD: TOTAL = 440 people
 SALES (1 person 30 sf) = 494 people
 STORAGE (1 person 300 sf) = 6 people

BUILDING AREA (actual):
 Maximum (w/increase): 22,500 sf
 Actual: 18,708 sf

HEIGHT RESTRICTIONS:
 Maximum: 2-Story = 32'-0"
 Actual: 1-Story = 24'-0"

EXIT REQUIREMENTS

MAX TRAVEL DISTANCE:
 Maximum: 280'-0"
 Actual: 78'-0"

MIN NO. OF EXITS:
 Required: 2
 Actual: 3

MAX DEAD END CORRIDOR:
 Maximum: 28'-0"
 Actual: N/A

FIRE RESISTANCE REQUIREMENTS

| | |
|------------------------------|------------|
| EXTERIOR WALLS | 0 HR (VND) |
| HIGH-LOAD BEARING PARTITIONS | 0 HR |
| INTERIOR WALLS | 0 HR |
| FLOOR CONSTRUCTION | 0 HR |
| ROOF CONSTRUCTION | 0 HR |

| NO | DATE | BY | DESCRIPTION | CONST |
|----|---------|---------------|-------------------|-------|
| 1 | 0718-97 | T. B. ROBERTS | ISSUE FOR PERMITS | |
| 1 | 0718-97 | T. B. ROBERTS | ISSUE FOR PERMITS | |

REVISIONS

CERTIFICATION AND SEAL

I HEREBY CERTIFY THAT THIS PLAN AND SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT OR ENGINEER UNDER THE LAWS OF THE STATE OF ILLINOIS AND AS SHOWN BY MY HAND AND SEAL.

PROJECT NAME

Walgreens
 WILLOW AND OLD WILLOW ROADS
 NORTHFIELD, ILLINOIS

GENERAL PROJECT DATA & SITELOCATION PLAN

DATE: _____ STORE NO: 004-0900 DRAWING NO: AO.1

DRAWN BY: ME SCALE: 1/8" = 1'-0"

DATE: _____ RELEASED TO: CONSTRUCTION

REVISED BY: _____

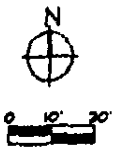


EXHIBIT "A"

T. B. ROBERTS
 5-11-98

EXHIBIT "B"

Legal Description

Lot 1 in "Centrum Subdivision", being a subdivision in part of the Southeast Quarter of the Northeast Quarter of Section 24, Township 42 North, Range 12 East of the Third Principal Meridian, according to the Plat thereof recorded in the Cook County Recorder's Office MAY 6, 1998, as Document No. 98373126, all in Cook County, Illinois.

Real Estate Index Nos. 04-24-216-003; 04-24-216-002; and 04-24-219-041

1875 Old Willow Rd.
Northfield, IL

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