

THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO

Andrew H. Levy, Esq.
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New York, New York 10166-0193
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DISCHARGE OF RECORD OF MEMORANDUM OF LEASE

THIS DISCHARGE OF RECORD OF MEMORANDUM OF LEASE (this "Instrument") is made and entered into as of January 27th, 1998, between DALA XI(A), B.V., a Netherlands besloten vennootschap, having an address c/o Maglantic International Holding, B.V., c/o Harmzen Accountants and Consultants, Herengracht 466, 1017 CA Amsterdam, The Netherlands ("Dala"), 525 MONROE VENTURE LIMITED PARTNERSHIP, an Illinois limited partnership formerly known as Tishman Speyer Monroe Venture, A Limited Partnership, having an address at 520 Madison Avenue, New York, New York 10022 ("Tishman"), and LASALLE NATIONAL BANK, as Trustee under a Trust Agreement dated November 1, 1966 and known as Trust No. 35766 ("LaSalle"). The Memorandum of Lease relates to that certain Master Lease dated as of May 15, 1989 between Dala, Tishman and LaSalle (the "Master Lease").

WITNESSETH:

1. Dala, Tishman, and LaSalle entered into a Memorandum of Lease dated as of May 15, 1989 concerning that certain improved real property located at and commonly known as 525 West Monroe Street, Chicago, Illinois, which property is more particularly described in Exhibit A attached hereto. The Memorandum of Lease was recorded in the Office of the Cook County Recorder (the "Recorder's Office") as Document # 89236676. The Memorandum of Lease relates to that certain Master Lease dated as of May 15, 1989 between Dala, Tishman and LaSalle (the "Master Lease").
2. As of the date hereof, Dala, Tishman and LaSalle terminated the Master Lease. Dala, Tishman, and LaSalle hereby terminate the Memorandum of Lease.
3. Dala, Tishman, and LaSalle enter into this Discharge of Record of Memorandum of Lease, which is to be recorded in the Recorder's Office, in order that third parties may have notice of the termination of the Memorandum of Lease.
4. This instrument is executed by LaSalle National Bank not personally but as Trustee as aforesaid in the exercise of the power and authority conferred upon and vested in it as such Trustee (and said Trustee hereby warrants that it possesses full power and authority to execute this Instrument). It is expressly understood and agreed by and between the parties hereto, anything to the contrary herein notwithstanding, that each and all of the

representations, covenants, undertakings, warranties and agreements herein made on the part of said Trustee while in form purporting to be the representations, covenants, undertakings, warranties and agreements of said Trustee are nevertheless each and every one of them made and intended not as personal representations, covenants, undertakings, warranties and agreements by said Trustee for the purpose or with the intent of binding of Trustee personally but are made and intended for the purpose of binding only the trust property, and this Instrument is executed and delivered by said Trustee not in its own right, but solely in the exercise of the power conferred upon it as said Trustee; and that no personal liability or personal responsibility is assumed or shall at any time be asserted or enforceable against said Trustee on account of this Instrument or on account of any representations, covenants, undertakings, warranties or agreements of said Trustee in this Instrument contained, either express or implied, all such personal liability, if any, being expressly waived and released.

IN WITNESS WHEREOF, Dala, Tishman, and LaSalle have caused this Discharge of Record of Memorandum of Lease to be executed as of the day and year stated above for the purpose of providing an instrument for recording.

DALA XI(A), B.V.

By: Maglantic International Holding, B.V.,
its sole director

By: [Signature]
Name: Christof Ragnar
Title: Authorized Representative

525 MONROE VENTURE LIMITED PARTNERSHIP

By: 525 West Monroe Realty Corp.
its general partner

By: [Signature]
Name: David Augusten
Title: Treasurer

LASALLE NATIONAL BANK, as Trustee under a Trust Agreement dated November 1, 1966 and known as Trust No. 35766, and not personally

By: _____
Name:
Title:

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representations, covenants, undertakings, warranties and agreements herein made on the part of said Trustee while in form purporting to be the representations, covenants, undertakings, warranties and agreements of said Trustee are nevertheless each and every one of them made and intended not as personal representations, covenants, undertakings, warranties and agreements by said Trustee for the purpose or with the intent of binding of Trustee personally but are made and intended for the purpose of binding only the trust property, and this Instrument is executed and delivered by said Trustee not in its own right, but solely in the exercise of the power conferred upon it as said Trustee; and that no personal liability or personal responsibility is assumed or shall at any time be asserted or enforceable against said Trustee on account of this Instrument or on account of any representations, covenants, undertakings, warranties or agreements of said Trustee in this Instrument contained, either express or implied, all such personal liability, if any, being expressly waived and released.

IN WITNESS WHEREOF, Dala, Tishman, and LaSalle have caused this Discharge of Record or Memorandum of Lease to be executed as of the day and year stated above for the purpose of providing an instrument for recording.

DALA XI(A), B.V.

By: Maglantic International Holding, B.V.,
its sole director

By: _____
Name:
Title:

525 MONROE VENTURE LIMITED PARTNERSHIP

By: 525 West Monroe Realty Corp.,
its general partner

By: _____
Name:
Title:

LASALLE NATIONAL BANK, as Trustee under a Trust Agreement dated November 1, 1966 and known as Trust No. 35766, and not personally

By: Tracy Cella
Name: ROSA
Title: _____

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Consented to by American National Bank and Trust Company of Chicago:

This Instrument is executed by American National Bank and Trust Company of Chicago not personally but as Trustee under a Trust Agreement dated May 15, 1989 and known as Trust No. 108347-03 and in the exercise of the power and authority conferred upon and vested in it as such Trustee (and said Trustee hereby warrants that it possesses full power and authority to execute this Instrument). It is expressly understood and agreed by and between the parties hereto, anything to the contrary herein notwithstanding, that each and all of the representations, covenants, undertakings, warranties and agreements herein made on the part of said Trustee while in form purporting to be the representations, covenants, undertakings, warranties and agreements of said Trustee are nevertheless each and every one of them made and intended not as personal representations, covenants, undertakings, warranties and agreements by said Trustee for the purpose or with the intent of binding of Trustee personally but are made and intended for the purpose of binding only the trust property, and this Instrument is executed and delivered by said Trustee not in its own right, but solely in the exercise of the power conferred upon it as said Trustee; and that no personal liability or personal responsibility is assumed or shall at any time be asserted or enforceable against said Trustee on account of this Instrument or on account of any representations, covenants, undertakings, warranties or agreements of said Trustee in this Instrument contained, either express or implied, all such personal liability, if any, being expressly waived and released.

AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, as Trustee under a Trust Agreement dated May 15, 1989 and known as Trust No. 108347-03, and not personally

By: [Signature]
Name: F. M. [Signature]
Title: [Signature]

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EXHIBIT A

Description of Premises

Lots 2 and 3 (except from said Lot 3 part used as alley) in Block 50 in the School Section Addition to Chicago of Section 16, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois;

ALSO:

Lots 1 to 9 in J.D.P. Ogden's Subdivision of Lot 4 in Block 50, in School Section Addition to Chicago, in Section 16, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois;

ALSO:

Lots 1 to 5 in M. McNeill's Subdivision of Lot 1 in Block 50, in School Section Addition to Chicago, in Section 16, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois;

ALSO:

The vacated 9 1/2 feet alley West of and adjoining Lots 1 to 9 in J.D.P. Ogden's Subdivision aforesaid, and East of and adjoining Lot 3 in Block 50 in School Section Addition aforesaid, all in Cook County, Illinois.

PROPERTY ADDRESS: 525 West Monroe Street, Chicago, Illinois

PIN NOS.: 17-16-108-030
17-16-108-031

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STATE OF New York)
COUNTY OF New York) SS

I, Kenneth W. Alkal, a Notary Public in and for and residing in said County and State, DO HEREBY CERTIFY THAT David Augustin the Treasurer of 525 WEST MONROE REALTY CORP., a Delaware corporation, the sole general partner of 525 MONROE VENTURE LIMITED PARTNERSHIP, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered this instrument as his own free and voluntary act and as the free and voluntary act of said limited partnership for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 21 day of January, 1995

Kenneth W. Alkal
Notary Public

My Commission Expires:

June 30, 1999

Notary Public
State of New York
5080984
Cook County
Expires June 30, 1999

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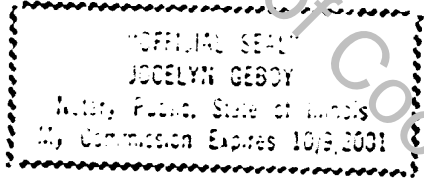
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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, JOCELYN GEBBY a Notary Public in and for said County in the State
aforesaid, DO HEREBY CERTIFY THAT J. MICHAEL VIG personally known to me and
known by me to be the VICE PRESIDENT of American National Bank and Trust Company,
not personally, but solely as Trustee, as aforesaid in whose name the above and foregoing
instrument is executed, appeared before me this day in person and acknowledged that he
signed and delivered the said instrument as his own free and voluntary act and as the free and
voluntary act of said American National Bank and Trust Company, for the uses and purposes
therein set forth

GIVEN under my hand and Notarial Seal this DEC 22 1997
day of _____,
199_.



Jocelyn Gebby
Notary Public

My Commission Expires:

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