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98372344

When Recorded Mail To:
John L. Tuohy
Chapman and Cutler
111 West Monroe
Chicago, Illinois 60603

. DEPT-01 RECORDING \$31.00
. T50009 TRAN 2819 05/06/98 10:06:00
. \$6728 = RC # - 98 - 372344
. COOK COUNTY RECORDER

SPACE ABOVE THIS LINE RESERVED FOR
RECORDER'S USE ONLY

MEMORANDUM OF LEASE

THIS MEMORANDUM OF LEASE, made as of April 1, 1998, by and between THE CHICAGO SCHOOL REFORM BOARD OF TRUSTEES ON BEHALF OF THE BOARD OF EDUCATION OF THE CITY OF CHICAGO, a body corporate and politic (the "Lessor") having its office and place of business at 1819 W. Pe shing Road - 6W(s), Chicago, Illinois 60609, and THE OUNCE OF PREVENTION FUND, an Illinois not-for-profit corporation (the "Lessee") having its office and place of business at 122 South Michigan Avenue, Suite 2050, Chicago, Illinois 60603.

WITNESSETH:

Section 1. Demise. The Lessor, for and in consideration of the payment of rent reserved in the Indenture of Lease made as of the date hereof by and between the Lessor and the Lessee (the "Ground Lease") and the covenants, agreements, provisions and conditions in the Ground Lease to be performed by the Lessee, hereby leases to the Lessee:

(a) the real estate described in *Exhibit A* attached hereto and made a part hereof (the "Land"), and being in the City of Chicago, County of Cook and State of Illinois, with an address at 5044 South Wabash Avenue, Chicago, Illinois; and

(b) all improvements on the Land (the Land and all such improvements begin referred to herein as the "Leased Premises").

Section 2. Term. The Lessee shall have and hold the Leased Premises, with all the rights, privileges, easements and appurtenances thereunto attaching and belonging, for a term (the "Term") of ninety-nine (99) years commencing on April 1, 1998 and ending on March 31, 2097, unless sooner terminated as herein set forth.

BOX 333-CTI

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Section 3. Notices. All notices, required pursuant to the terms of the Ground Lease shall be in writing and shall be deemed properly served (i) if delivered in person, (ii) if sent by registered or certified mail, postage prepaid and return receipt requested, three business days following the date of such mailing, (iii) if sent by overnight express courier, on the date following the date of deposit with such courier *provided* such courier shall have confirmed delivery, and when addressed in each such case:

If to Lessor: Bureau of Real Estate
Board of Education of the City of Chicago
1819 W. Pershing Road - 6W(s)
Chicago, Illinois 60609
Attention: Director

with a copy to: Law Department
Board of Education of the City of Chicago
1819 West Pershing Road - 5E(n)
Chicago, Illinois 60609
Attention: Attorney

If to the Lessee: The Ounce of Prevention Fund
122 South Michigan Avenue, Suite 2050
Chicago, Illinois 60603
Attention: Executive Director

or at such other address as Lessor or Lessee shall specify as its respective address for purposes of the Ground Lease.

Section 4. Incorporation by Reference of the Ground Lease. This Memorandum of Lease is executed for the purpose of giving notice of the execution and delivery of the Ground Lease. All of the terms of the Ground Lease are incorporated by reference herein.

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IN WITNESS WHEREOF, the parties hereto have executed this Memorandum of Lease as of the day and year first above written.

Lessor:

CHICAGO SCHOOL REFORM BOARD OF
TRUSTEES ON BEHALF OF THE BOARD OF
EDUCATION OF THE CITY OF CHICAGO

By: 

Gary Chico

Its: President

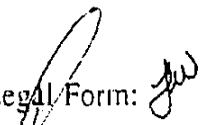
By: 

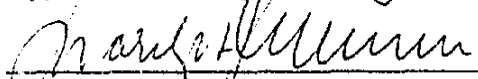
Norma L. Tshako

Its: Secretary

Authority: 98-0325-OP4

Dated: April 14, 1998

Approved as to Legal Form: 


Marilyn F. Johnson, Attorney
for the Board of Education of the
City of Chicago

Date: April 6, 1998

Lessee:

THE OUNCE OF PREVENTION FUND, INC.

By: 

Harriett Meyer

Its: Executive Director

Attest: 

Its: Secretary

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9837234A

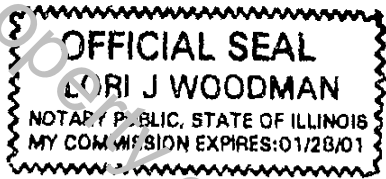
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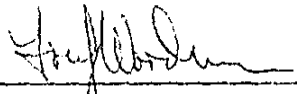
STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

The foregoing instrument was acknowledged before me this 14th day of April, 1998 by Gery Chico and Norma L. Tshako, the President and Secretary, respectively, of The Chicago School Reform Board of Trustees on Behalf of the Board of Education of the City of Chicago, a body corporate and politic, on behalf of the Board.



(SEAL)

My Commission Expires:



Notary Public

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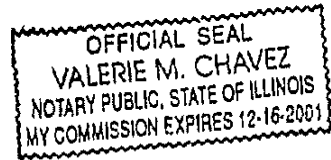
STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

The foregoing instrument was acknowledged before me this 31st day of March, 1998 by Harriett Meyer, the Executive Director of The Ounce of Prevention Fund, an Illinois not-for-profit corporation, on behalf of the corporation.

Valerie M. Chavez
Notary Public

(SEAL)

My Commission Expires: 12-16-2001



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2011/11/17

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LEGAL DESCRIPTION

That part of Lots 1 to 48, both inclusive, in Block 3 and Lots 5 to 48, both inclusive, in Block 4 in William M. Derby's Subdivision of the Southwest Quarter of the Northwest Quarter of Section 10, Township 38 North, Range 14 East of the Third Principal Meridian and Sub-Lots 1, 2 and 3 in Harris and MC Gimsie's Resubdivision of Lots 1, 2, 3 and 4 in Block 4 in William M. Derby's Subdivision of the Southwest Quarter of the Northwest Quarter of Section 10, Township 38 North, Range 14 East of the Third Principal Meridian, together with all of the vacated North and South 20 foot alleys lying between the Lots in said Blocks 3 and 4 in William M. Derby's Subdivision aforesaid, and together with the vacated part of 50th Street lying between said Blocks 3 and 4 in William M. Derby's Subdivision aforesaid and the vacated alleys in said blocks, taken as a tract and described as follows:

Commencing at the North line of vacated 50th Street and the East line of South State Street; thence South along said East line of South State Street, 178.50 feet to the point of beginning; thence East at right angles to the last described course, 144.50 feet; thence South at right angles to the last described course, 132.50 feet; thence East and Perpendicular to the West line of Wabash Avenue, 197.14 feet; thence South along said West line of Wabash Avenue, 238.32 feet; thence West at right angles to the last described course, 167.67 feet; thence Northwesterly along a curve tangent to the last described line having a radius of 8.00 feet, Delta 76 degrees 47 Minutes 33 Seconds and an arc length of 10.72; thence Northerly along a line tangent to the last described curve, 7.80 feet; thence Northwesterly along a curve tangent to the last described line having a radius of 12.0 feet, Delta 63 Degrees 41 Minutes 08 Seconds and an arc length of 13.34 feet; thence Northerly along a line tangent to the last described curve 11.90 feet; thence Northwesterly along a curve tangent to the last described course having a radius of 16.0 feet, Delta 64 Degrees 08 Minutes 16 Seconds and an arc length of 17.91 feet; thence Northerly along a line tangent to the last described curve, 11.92 feet; thence Northwesterly along a curve tangent to the last described line having a radius of 12.0 feet, Delta 63 Degrees 39 Minutes 36 Seconds, and an arc length of 13.33; thence Northwesterly along a line tangent to the last described curve, 12.23 feet; thence North along a line parallel with the East line of South State Street, 107.35 feet; thence West and perpendicular to the East line of South State Street, 108.50 feet; thence North along the East line of South State Street, 202.50 feet to the point of beginning.

Address: 5044 South Wabash Avenue, Chicago, Illinois

Permanent Tax Numbers (PIN): 20-10-112-001-0000

20-10-118-001, 002, 003, 004

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