

SHORT FORM OF PRIME LEASE



THIS SHORT FORM OF PRIME LEASE (this "Memorandum") is entered into as of the 23 day of December, 1998, (the "Effective Date") between BEVERLY TRUST COMPANY, as Trustee under Trust Agreement dated May 22, 1997, and known as Trust No. 74-2569 ("Landlord"), whose address is c/o Mr. David L. Miller, 5513 Miller Circle Drive, Matteson, Illinois 60443 and ARGONAUT HOLDINGS, INC., a Delaware corporation, whose address is c/o GM-Worldwide Real Estate, 9th Floor-"A" Building, 485 West Milwaukee Avenue, Detroit, Michigan 48202 ("Tenant").

**RECITALS**

A. Landlord has a fee simple interest in the real property described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

B. Pursuant to a Prime Lease dated as of even date herewith (the "Prime Lease"), Landlord leased the Property to Tenant.

C. Landlord and Tenant desire to provide record evidence of Tenant's leasehold interest in the Property and to place of record certain terms and conditions of the Prime Lease.

**AGREEMENT**

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Landlord and Tenant hereby agree as follows:

1. Prime Lease. Landlord does hereby lease the Property unto Tenant, and Tenant does hereby accept such lease of the Property, to have and to hold the same for the term set forth below, upon the terms and conditions contained in the Prime Lease.

2. Term. The term of the Prime Lease shall be (unless terminated earlier as provided in the Prime Lease) the period commencing upon the Effective Date hereof, and continuing until the date twenty-five (25) years after the Completion Date (as defined in the Prime Lease); provided, however, that if the Completion Date is other than the first day of a month, the Term shall continue until the date twenty-five (25) years after the last day of the month in which the Completion Date occurs.

3. Other Provisions. In addition to the provisions contained in this Memorandum, the Prime Lease contains other terms, covenants, conditions and provisions. This Memorandum does not alter, amend, modify or change the Prime Lease in any respect and is executed by the parties hereto for the purpose of recordation in the real property records of Cook County, Illinois, to give notice of, and to confirm, the Prime Lease and all of its terms to the same extent as if all provisions of the Prime Lease were fully set forth herein. In the event of any conflict between the provisions of this Memorandum and the Prime Lease, the provisions of the Prime Lease shall control.

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IN WITNESS WHEREOF, Landlord and Tenant have executed this Memorandum as of the date first set forth above.

LANDLORD:

St. Paul Trust Co., as Successor Trustee to:  
BEVERLY TRUST COMPANY, as Trustee  
under Trust Agreement dated May 22, 1997,  
and known as Trust No. 74-2569

By: *Stephanie Meyer*

Title: Trust Officer

TENANT:

ARGONAUT HOLDINGS, INC., a Delaware  
corporation

By: *Roch X. McClain*

Title: Roch X. McClain  
Vice President

This document is made by St Paul Trust Company as Trustee and accepted upon the express understanding that the St Paul Trust Company enters into the same not personally, but only as Trustee and that no personal liability is assumed by nor shall be asserted or enforced against St Paul Trust Company because of or on account of the making or executing this document or of anything therein contained, all such liability, if any being expressly waived, nor shall St Paul Trust Company be held personally liable upon or in consequence of any of the covenants of this document, either expressed, or implied.

EXECUTION RECOMMENDED  
WORLDWIDE REAL ESTATE  
BY *Shantae O'Hara*

STATE OF MICHIGAN )  
 )ss.  
COUNTY OF Wayne )

This instrument was acknowledged before me on January 21, 1999 ~~December~~, 1998, by Roch X. McClain, as Vice President, of Argonaut Holdings, Inc. a Delaware corporation.

My commission expires: 12/17/2002

SHARON E. BOON  
Notary Public, Wayne County, MI  
My Commission Expires 12/17/2002

Notary Public Sharon E. Boon

SHARON E. BOON  
Notary Public, Wayne County, MI  
My Commission Expires 12/17/2002

(SEAL)

STATE OF ILLINOIS )  
 )ss.  
COUNTY OF Cook )

This instrument was acknowledged before me on December 23, 1998, by Rosemary MAZUR, as TRUST OFFICER, of St. Paul Trust Company, as Trustee under Trust Agreement dated May 22, 1997, and known as Trust No. 74-2569.

My commission expires:

Sharon E. Wheeler  
Notary Public

"OFFICIAL SEAL"  
SEBORAH WHEELER  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES 3/23/2002

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**99406471**

**EXHIBIT A**

**(Description of Real Property)**

Property of Cook County Clerk's Office

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## LEGAL DESCRIPTION

Lot 4 in MATTESON AUTO MALL UNIT 1, being a Subdivision of the Southwest Quarter of Section 21, Township 35 North, Range 13 East of the Third Principal Meridian, according to the plat thereof recorded December 17, 1997 as Document No. 97948887, in Cook County, Illinois.

PERMANENT INDEX NUMBER: 31-21-300-04

Property of Cook County Clerk's Office