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1999-07-28 12:16:45

Cook County Recorder 25.50



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RATIFICATION AGREEMENT

WHEREAS, by lease dated August 18, 1998, between Creekside Associates, L.L.C, an Illinois limited liability company, as Landlord and BOND DRUG COMPANY, an Illinois corporation, as Tenant, recorded by memorandum thereof of even date on January 25, 1999, as Document No. 99078015 and Modification of Lease and Memorandum of Lease recorded on January 25, 1999 as Document No. 99075016, Cook County, Illinois, hereinafter "the Lease", Landlord leased to Tenant certain premises located at the northwest corner of Pulaski and 123rd Street in the City of Alsip, State of Illinois (the "Leased Premises") together with all improvements, appurtenances, easements and privileges belonging thereto, all as legally described in Exhibit "A" attached hereto and made a part hereof; and,

WHEREAS, the undersigned at the time of execution of the Lease was not the owner of fee simple of the property legally described in Exhibit "A", and,

WHEREAS, fee simple to the entire premises described on Exhibit "A" hereto was conveyed to the undersigned as of January 25, 1999; and

WHEREAS, Tenant has requested, pursuant to the Lease, that the undersigned now ratify and adopt the Lease and all of its terms, covenants and conditions;

NOW, THEREFORE, in consideration of the premises and Tenant entering into said Lease and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the undersigned hereby ratifies and adopts the Lease and expressly assumes and agrees to perform and comply with all the terms, conditions, provisions and agreements in the Lease contained by the Landlord thereunder.

This Indenture shall be binding upon the undersigned, its successors and assigns and shall inure to the benefit of Tenant, its successors, assigns and/or sublessees under the Lease.

Prepared by and after recording return to: P.I.N. 24-27-206-063-0000, 24-27-206-064-0000
Randy S. Gussis 24-27-206-069-0000, 24-27-206-070-0000
Shaw Gussis Domanskis Fishman & Glantz 24-27-206-073-0000, 24-27-206-186-0000
1144 West Fulton Street, Suite 200 24-27-206-188-0000
Chicago, IL 60607

PROPERTY ADDRESS: 4000 West 123rd Street, Alsip, IL

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IN WITNESS WHEREOF, the undersigned have executed this Indenture this 25th day of January, 1999.

CREEKSIDE ASSOCIATES, L.L.C.
By: [Signature]
William A. Shiner
Manager

Witnesses:

[Signature]
Erika J. Kedzierski

Property of Cook County Notary Public's Office

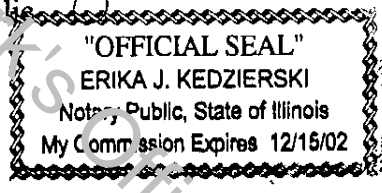
State of Illinois)
) SS
County of Cook)

I, Erika J. Kedzierski, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **William A. Shiner**, Manager of Creekside Associates, an Illinois limited liability company 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 signed and delivered the said instrument as his free and voluntary act.

GIVEN under my hand and official seal this 25th day of January, 1999.

Erika J. Kedzierski
Notary Public

Commission expires:
12/15/02



THAT PART LYING SOUTHWESTERLY OF THE CANAL FEEDER (BEING THE SOUTHWESTERLY LINE OF LOT 7 IN BRAYTON FARMS SUBDIVISION) OF THE EAST 326 FEET (EXCEPT THE SOUTH 40 FEET THEREOF) OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ALSO:

LOT 7 IN BRAYTON FARMS, EXCEPT THAT PART DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 7; THENCE SOUTH 89 DEGREES 28 MINUTES 07 SECONDS EAST, ON THE NORTH LINE OF SAID LOT 7, A DISTANCE OF 247.52 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 608.12 FEET; THENCE SOUTH 89 DEGREES 37 MINUTES 39 SECONDS EAST, 10.12 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 48 SECONDS WEST, 507.97 FEET TO THE SOUTHERLY LINE OF SAID LOT 7; THENCE NORTH 60 DEGREES 06 MINUTES 37 SECONDS WEST, ON SAID SOUTHERLY LINE, 297.28 FEET TO THE SOUTHWEST CORNER OF SAID LOT; THENCE NORTH 00 DEGREES 00 MINUTES 48 SECONDS EAST, ON THE WEST LINE OF SAID LOT 7, A DISTANCE OF 970.25 FEET TO THE POINT OF BEGINNING.

ALSO:

EXCEPT THOSE PARTS TAKEN FOR CRAWFORD AVENUE AND 123RD STREET, ALL IN BRAYTON FARMS, A SUBDIVISION IN THE NORTH HALF OF SECTION 27, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Cook County Clerk's Office