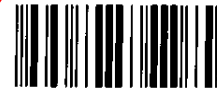


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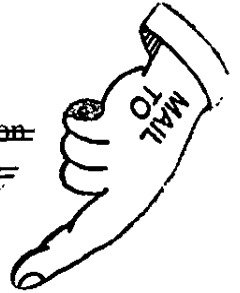
THIS INSTRUMENT HAS  
BEEN PREPARED BY:

Kutak Rock  
Sixteenth Floor  
3300 North Central Avenue  
Phoenix, AZ 85012  
Tax Identification No. 29-14-304-067

862 E. 162nd Street  
South Holland, IL 60473

THIS DOCUMENT IS  
TO BE RETURNED TO:

~~FFCA Acquisition Corporation~~  
~~17207 North Perimeter Drive~~  
~~Scottsdale, AZ 85255~~



When recorded mail to:  
LandAmerica Financial Group, Inc.  
attn: MARY GARCIA  
3636 N. Central Avenue, Suite 350  
Phoenix, AZ 85012  
Escrow No. 99-16867

MEMORANDUM OF LEASE

THIS MEMORANDUM OF LEASE (this "Memorandum") is executed effective as of July 6, 1999 (the "Effective Date"), by and between OTG 3, L.L.C., a Delaware limited liability company ("Lessor"), whose address is 800 Roosevelt Road, Building E - 2nd Floor, Glen Ellyn, Illinois 60137, and OTG, INC., a Delaware corporation ("Lessee"), whose address is 800 Roosevelt Road, Building E - 2nd Floor, Glen Ellyn, Illinois 60137.

PRELIMINARY STATEMENT:

Lessor and Lessee entered into that certain lease (the "Lease"), effective as of the date set forth above as the Effective Date, the terms, provisions and conditions of which are incorporated herein by this reference to the same extent as if recited in their entirety herein, whereby Lessor has leased to Lessee, and Lessee has rented and leased from Lessor, on and subject to the terms, provisions and conditions of the Lease, the real property described more particularly in the legal description attached hereto as Exhibit A and incorporated herein by this reference, together with all buildings, structures, fixtures and other improvements (collectively, the "Premises") and all machinery, equipment, trade fixtures and furnishings which are owned by Lessor and now located at the Premises and any and all replacements of any such machinery, equipment, trade fixtures and furnishings (collectively, the "Personal Property"). Unless otherwise expressly provided herein, all defined terms used in this Memorandum shall have the same meanings as are ascribed to such terms in the Lease.

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NOW, THEREFORE, Lessor and Lessee hereby make specific reference to the following terms, provisions and conditions of the Lease:

1. In consideration of the rentals and other terms, covenants and conditions to be kept and performed pursuant to the Lease, Lessor leases to Lessee, and Lessee takes and hires, the Premises and the Personal Property. The term of the Lease commences as of the Effective Date and expires on January 31, 2020, unless terminated sooner as provided in the Lease.
2. NOTICE IS HEREBY GIVEN THAT LESSEE IS NOT AUTHORIZED TO PLACE OR ALLOW TO BE PLACED ANY LIEN, MORTGAGE, DEED OF TRUST, SECURITY INTEREST OR ENCUMBRANCE OF ANY KIND UPON ALL OR ANY PART OF THE PREMISES, THE PERSONAL PROPERTY OR, UNLESS LESSOR'S PRIOR WRITTEN CONSENT IS OBTAINED, LESSEE'S LEASEHOLD INTEREST IN THE PREMISES OR THE PERSONAL PROPERTY, AND ANY SUCH PURPORTED TRANSACTION SHALL BE VOID. FURTHERMORE, ANY SUCH PURPORTED TRANSACTION SHALL BE DEEMED A TORTIOUS INTERFERENCE WITH LESSOR'S RELATIONSHIP WITH LESSEE AND LESSOR'S FEE OWNERSHIP OF THE PREMISES AND OWNERSHIP OF THE PERSONAL PROPERTY.
3. Any addition to or alteration of the Premises shall automatically be deemed part of the Premises and belong to Lessor. Any and all replacements of any machinery, equipment, trade fixtures and furnishings which, as of the Effective Date, are owned by Lessor and located at the Premises shall automatically be deemed part of the Personal Property and belong to Lessor.
4. The Lease at all times shall automatically be subordinate to the mortgage being granted by Lessor on the Effective Date to FFCA Acquisition Corporation, a Delaware corporation, with respect to the Premises and the Personal Property (the "Mortgage") and to the lien of any ground leases and any other mortgages or trust deeds now or hereafter placed upon the Premises and/or the Personal Property by Lessor, upon the condition that Lessee shall have the right to remain in possession of the Premises under the terms of the Lease, notwithstanding any default in the Mortgage or any or all such ground leases, other mortgages or trust deeds, or after foreclosure thereof, so long as no Event of Default has occurred under the Lease.
5. The Lease is a "true lease" and not a financing lease, capital lease, mortgage, equitable mortgage, deed of trust, trust agreement, security agreement or other financing or trust arrangement, and the economic realities of the Lease are those of a true lease. Lessor is not responsible for any of the debts, obligations or losses of Lessee.
6. Original copies of the Lease are in the possession of Lessor and Lessee. The Lease contains other terms not herein set forth but which are incorporated by reference herein for all purposes, and this Memorandum is executed for the purpose of placing parties dealing with the Premises on notice of the existence of the Lease.

7. This Memorandum is intended for recording purposes only, and does not modify, supersede, diminish, add to or change all or any of the terms of the Lease in any respect.

8. This Memorandum may be executed in one or more counterparts, each of which shall be deemed an original.

Property of Cook County Clerk's Office

IN WITNESS WHEREOF, the parties hereto have caused this Memorandum to be delivered as of the Effective Date.

LESSOR:

OTG 3, L.L.C.,  
a Delaware limited liability company

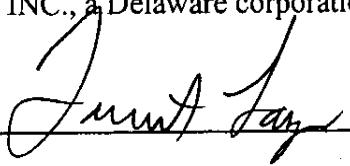
By CM Acquisition, Inc., a Delaware  
corporation, its managing member

By  \_\_\_\_\_

Forrest Laspe  
Assistant Secretary

LESSEE:

OTG, INC., a Delaware corporation

By  \_\_\_\_\_

Forrest Laspe  
Assistant Secretary

Property of Cook County Clerk's Office

STATE OF MISSOURI       )  
                                   )  
                                   )       SS.  
 CITY OF ST. LOUIS       )

I, Terri L. Branson, a Notary Public in and for the City and State aforesaid, DO HEREBY CERTIFY that Forrest Laspe, personally known to me to be the same person whose name is subscribed to the foregoing instrument as Assistant Secretary of CM Acquisition, Inc., a Delaware corporation, managing member of OTG 3, L.L.C., a Delaware limited liability company, appeared before me this day in person and acknowledged to me that he, being therunto duly authorized, signed and delivered said instrument as the free and voluntary act of said corporation, and as his own free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 15<sup>th</sup> day of July, 1999.

Terri L. Branson  
 Notary Public

My Commission Expires  
 \_\_\_\_\_

Terri L. Branson  
 Notary Public - Notary Seal  
 State of Missouri  
 St. Louis County  
 My Commission Exp. 03/01/2001

STATE OF MISSOURI       )  
                                   )  
                                   )       SS.  
 CITY OF ST. LOUIS       )

I, Terri L. Branson, a Notary Public in and for the City and State aforesaid, DO HEREBY CERTIFY that Forrest Laspe, personally known to me to be the same person whose name is subscribed to the foregoing instrument as Assistant Secretary of OTG, Inc., a Delaware corporation, appeared before me this day in person and acknowledged to me that he, being therunto duly authorized, signed and delivered said instrument as the free and voluntary act of said corporation, and as his own free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 15<sup>th</sup> day of July, 1999.

Terri L. Branson  
 Notary Public

My Commission Expires  
 \_\_\_\_\_

Terri L. Branson  
 Notary Public - Notary Seal  
 State of Missouri  
 St. Louis County  
 My Commission Exp. 03/01/2001

THAT PART OF THE WEST 100 FEET (EXCEPT THE NORTH 60 FEET THEREOF) OF THE SOUTH 250 FEET OF LOT 3 IN TYS COUWEN'S SUBDIVISION OF THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 14 AND OF PART OF SECTION 15, ALL IN TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 12, 1884, AS DOCUMENT NO. 566976, LYING NORTHERLY OF THE NORTHERLY LINE OF THE PREMISES CONVEYED TO THE DEPARTMENT OF PUBLIC WORKS AND BUILDINGS OF THE STATE OF ILLINOIS BY DEEDS RECORDED APRIL 1, 1942 AS DOCUMENT NO. 12866947 AND DOCUMENT NO. 12866948, ALL IN COOK COUNTY, ILLINOIS.

Also as described as set forth in survey dated 5-28-99, prepared by Michael J. Emmert Surveys, Inc., as Job No. 15945, as follows:

THAT PART OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 14 AND OF PART OF SECTION 15, ALL IN TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS BEGINNING AT THE INTERSECTION OF THE WEST LINE OF DREXEL AVENUE WITH THE NORTH LINE OF 162ND STREET; THENCE SOUTH 89 DEGREES 54 MINUTES 57 SECONDS WEST, 100.00 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 138.45 FEET; THENCE NORTH 89 DEGREES 30 MINUTES 12 SECONDS EAST, 100.00 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 139.17 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

FFCA No. 8000-9194

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Store # 813