

RECORDATION REQUESTED BY:



99810922

WHEN RECORDED MAIL TO:

David Canmann
200 West Madison Street, Suite 1950
Chicago, IL 60606

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This Memorandum prepared by: David Canmann
200 West Madison Street, Suite 1950
Chicago, IL 60606

MEMORANDUM OF LEASE AND EASEMENT AGREEMENT

THIS MEMORANDUM OF LEASE AND EASEMENT AGREEMENT IS DATED June 25, 1999, between American National Bank and Trust Company of Chicago, as Trustee under Trust Agreement dated October 1, 1990 and known as Trust Number 112752-03, hereinafter referred to as Lessor, Amitron Corporation, an Illinois Corporation, as Beneficiary, and American Environmental International, Inc., an Illinois corporation, hereinafter referred to as Lessee,

GRANT OF LEASE. For valuable consideration, Lessor hereby leases to Lessee for a term of 99 years beginning June 25, 1999 and terminating June 24, 2098, the following described real property, located in Cook County, State of Illinois (the "Real Property"):

THE SOUTH 75.0 FEET OF THE WEST 60.0 FEET OF LOT 169 IN CENTEX INDUSTRIAL PARK UNIT 13, BEING A SUBDIVISION OF SECTION 26, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

The Real Property or its address is commonly known as 2001 Landmeier, Elk Grove Village, Illinois

The Real Property tax identification number is 08-26-304-032

* Per Exhibit B ATTACHED HERETO

GRANT OF EASEMENT. Lessor hereby grants an easement over its Property legally described as follows, located in Cook County, State of Illinois (the "Easement Property"), for the purpose of ingress and egress to the Real Property for the purpose of constructing, maintaining and protecting the facility and or improvements and for the parking of vehicles. This easement shall run with the land.

Further, Lessor hereby grants an easement over its Property legally described as follows, for

the purpose of granting to Lessee full access to all utilities, including but not limited to gas, electrical, telephone, water and sewer, and any and all other easements which are, or in futuro, may be necessary or appropriate for Lessee to operate the Building as an electrical cogeneration facility. The easements granted herein shall run with the land.

LOT 169 (EXCEPT THE EAST 10.0 FEET AND THE SOUTH 75 FEET OF THE WEST 60.0 FEET THEREOF) IN CENTEX INDUSTRIAL PARK UNIT 13, BEING A SUBDIVISION OF SECTION 26, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

The Real Property or its address is commonly known as 2001 Landmeier, Elk Grove Village, Illinois

The Real Property tax identification number is 08-26-304-032

This Memorandum of Lease and Easement Agreement is executed by American National Bank and Trust Company of Chicago, not personally, but solely as Trustee under and pursuant to that certain Trust Agreement hereinafter described and the Trustee does not obligate itself hereunder, anything herein contained to the contrary notwithstanding, to the performance of any of the terms, conditions, and representations made and contained in the within instrument, it being specifically understood by any and all parties dealing with this instrument that said trustee has affixed its signature hereto as such Trustee by direction in behalf of the beneficiary or beneficiaries under the said trust without any intention of binding the Trustee in its individual capacity. The Trustee has no knowledge of the factual matters herein contained and all agreements, conditions and representations are made solely upon the direction in behalf of the beneficiary or beneficiaries as aforesaid, and no personal liability shall be asserted to be enforceable against said Bank by reason hereof or thereof, all such personal liability, if any, being expressly waived and released.

IN WITNESS WHEREOF, the undersigned corporation, not personally but as Trustee aforesaid, has caused these presents to be signed by its Trust Officer and its corporate seal to be hereunto affixed by its Assistant Trust Officer this 25 day of June, 1999.

LESSOR:
American National Bank & Trust Company
of Chicago as Trustee under Trust Number
112752-03 and not individually

LESSEE:
American Environmental
International, Inc.-

By: David Rosenfeld

By: [Signature]

Its: DAVID S. ROSENFELD

Its: [Signature]

Attested By: _____

It: Attestation not required by American National Bank and Trust Company of Chicago Bylaws

BENEFICIARY:
Amitron Corporation

By: [Signature]

Its: [Signature]

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, the undersigned, CYNTHIA K. HARRIS, a Notary Public in and for said County, in the State aforesaid, do hereby certify that DAVID S. ROSENFELD personally known to me to be the Trust Officer of American National Bank & Trust Company of Chicago, an Illinois Banking Corporation, and [Signature] personally known to me to be the Assistant Trust Officer of American National Bank & Trust Company of Chicago, appeared before me this day in person and acknowledged that as such officers they signed and delivered the said instrument as such officers of said corporation and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of Directors of said corporation as their free and voluntary act, and as the free and voluntary act the deed of said corporation, for the uses and purposes therein set forth.

Given under by hand and Notarial Seal, this 19 day of JULY, 1999.



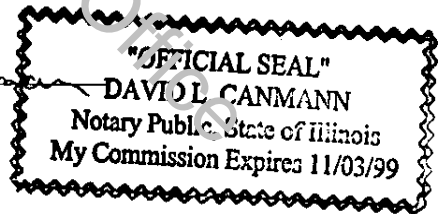
[Signature]
Notary Public

STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Jagdish Tandon, President of American Environmental, Inc., 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, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notary seal, this 25th day of June, 1999.

[Signature]
NOTARY PUBLIC



STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Bhagvan Patel, President of Amitron Corporation, 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 they signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notary seal, this _____ day of _____, 1999.

NOTARY PUBLIC

EXHIBIT 'A'

STREET ADDRESS: 2001 LANDMEIER RD

CITY: ELK GROVE VILLAGE COUNTY: COOK

TAX NUMBER: 08-26-304-032-0000

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LEGAL DESCRIPTION:

PARCEL 1:

THE SOUTH 75 FEET OF THE WEST 60 FEET OF LOT 169 IN CENTEX INDUSTRIAL PARK UNIT 13,
BEING A SUBDIVISION OF SECTION 26, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD
PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Property of Cook County Clerk's Office

EXHIBIT 'B'

STREET ADDRESS: 2001 LANDMEIER RD
CITY: ELK GROVE VILLAGE
TAX NUMBER: 08-26-304-032-0000

COUNTY: COOK

UNOFFICIAL COPY

99810922

LEGAL DESCRIPTION:

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS AND PARKING OF VEHICLES FOR THE BENEFIT PARCEL 1 OVER LOT 169, (EXCEPT THE EAST 10 FEET AND EXCEPT SOUTH 75 FEET OF THE WEST 60 FEET OF LOT 169 IN CENTEX INDUSTRIAL PARK UNIT 13, BEING A SUBDIVISION OF SECTION 26, TOWNSHIP 41 NORTH RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS, CREATED BY MEMORANDUM OF LEASE AND EASEMENT AGREEMENT DATED JUNE 25, 1999 AND RECORDED _____, 1999 AS DOCUMENT NUMBER _____.

Property of Cook County Clerk's Office