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MEMORANDUM OF SUBLEASE

This Memorandum of Sublease is dated as of this 30th day of August, 1999 by and between the Chicago Theatre Group d/b/a The Goodman Theatre, an Illinois not-for-profit corporation, as landlord ("Sublandlord"), and Goodman/Friedman, LLC, a Delaware limited liability company, as tenant ("Subtenant").

1. Sublandlord and the City of Chicago entered into that certain Ground Lease as of August 30, 1999 affecting certain property legally described on Exhibit A attached hereto ("Property").
2. The Sublease ("Sublease") is executed by Sublandlord and Subtenant as of August 30, 1999 affecting the Property.
2. Pursuant to the terms of the Sublease, Sublandlord does demise and lease to Subtenant the Property.
3. The Term of the Sublease is for a period of fifty (50) years commencing on August 31, 1999.
4. Pursuant to the terms of the Sublease, Subtenant shall redevelop the Property with a four (4) story building and basement, to be utilized as a first class, restaurant/retail facility with limited office uses for arts-related entities or administrative offices of Subtenant or restaurant/retail tenants occupying space at the Property.
5. Pursuant to Section 19 of the Sublease, Sublandlord has conditionally assigned to Subtenant its option to purchase fee simple title to the Property under Section 20.14 of the Ground Lease, as more fully set forth in the Sublease.

BOX 333-CTI

UNOFFICIAL COPY

IN WITNESS WHEREOF, the parties hereto have executed or caused this Memorandum of Sublease to be executed, all as of the date first written above.

GOODMAN/FRIEDMAN, LLC,
a Delaware limited liability company

THE CHICAGO THEATRE GROUP,
an Illinois not for profit corporation

By: [Signature]
Name: Albert M. Friedman
Title: Manager

By: [Signature]
Name: Sander A. Healy
Title: Chairman, CTG

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 ALBERT M. FRIEDMAN, as Manager of Goodman/Friedman, LLC, a Delaware 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 acknowledged that he signed and delivered the said instrument as his free and voluntary act for the uses and purposes and in the capacity therein set forth.

Subscribed and sworn to before me
this 31ST day of August, 1999

Laurie A. Levin
Notary Public

Commission Expires _____



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[SEAL]

UNOFFICIAL COPY

EXHIBIT A

THOSE PARTS OF SAID LOTS 7 AND 8 IN BLOCK 35 IN THE ORIGINAL TOWN OF CHICAGO LYING SOUTH OF A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF LOT 8 IN BLOCK 35, WHICH POINT IS 79.40 FEET NORTH FROM THE SOUTHEAST CORNER OF SAID LOT, AS MEASURED ALONG SAID EAST LINE;

THENCE WEST, PERPENDICULAR TO SAID EAST LINE, A DISTANCE OF 87.81 FEET;

THENCE NORTH, PERPENDICULAR TO THE LAST DESCRIBED LINE, A DISTANCE OF 5.00 FEET;

THENCE WEST, PERPENDICULAR TO THE LAST DESCRIBED LINE, A DISTANCE OF 73.17 FEET TO A POINT ON THE WEST LINE OF AFOREMENTIONED LOT 7 WHICH IS 82.25 FEET NORTH FROM THE SOUTHWEST CORNER OF SAID LOT, AS MEASURED ALONG SAID WEST LINE;

ALL IN SECTION 9, TOWNSHIP 19 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; IN COOK COUNTY, ILLINOIS.

17-09-435-006-0000

PIN: 17-09-437-009-8001

Address: Northwest corner of North Dearborn Street and North Randolph Street

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