



MEMORANDUM OF GROUND LEASE

This Memorandum of Ground Lease is dated as of this 4th day of ^{December} ~~November~~, 1998 by and between the City of Chicago, an Illinois municipal corporation, as landlord ("Landlord"), and the Chicago Theatre Group d/b/a The Goodman Theatre, an Illinois not-for-profit corporation, as tenant ("Tenant").

1. The Ground Lease ("Ground Lease") is executed by Landlord and Tenant as of October 15, 1998 affecting certain property legally described on Exhibit A attached hereto ("Property").
2. Pursuant to the terms of the Ground Lease, Landlord does demise and lease to Tenant the Property.
3. The Term of the Lease is for a period of ninety-nine years commencing with the Commencement Date of the Ground Lease, which is October 15, 1998.
4. Pursuant to the terms of the Ground Lease, Tenant shall rehabilitate and renovate the historic facades of the Harris and Selwyn Theaters which presently improve the Property, remodel the interior of the Harris and Selwyn Theaters with an approximately 400 seat studio theater, rehearsal and costume storage rooms and offices, and shall also construct an approximately 800 seat main theater and box office on that part of the land south of the Harris Theater (collectively, the "Theater Project").
5. Upon the completion of the development of the Theater Project, Tenant shall undertake the continued operation of the improvements constructed thereon solely for theatrical, cultural and entertainment activities, which covenants are more fully described in the Ground Lease, and maintain the facades of the Harris and Selwyn Theaters. Unless otherwise permitted by the terms of the Redevelopment Agreement or the Ground Lease, any alternative uses of the Property are prohibited in accordance with the terms of the Ground Lease.

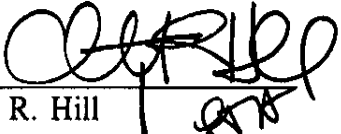
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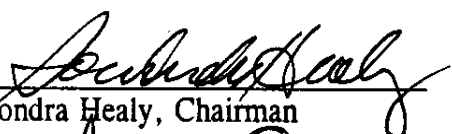
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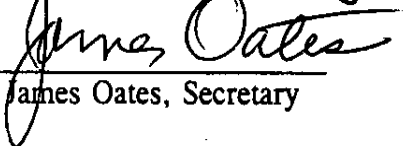
IN WITNESS WHEREOF, the parties hereto have executed or caused this Memorandum of Ground Lease to be executed, all as of the date first written above.

CITY OF CHICAGO,
a municipal corporation

THE CHICAGO THEATRE GROUP,
an Illinois not for profit corporation

By: 
Christopher R. Hill
Commissioner of Planning
and Development

By: 
Sondra Healy, Chairman

Attest: 
James Oates, Secretary

Property of Cook County Clerk's Office

STATE OF ILLINOIS)
COUNTY OF COOK)

I, PATRICIA M. RYAN, a Notary Public in and for said County, in the State aforesaid, do hereby certify that CHRISTOPHER R. HILL, personally known to me to be the Commissioner of the Department of Planning and Development of the City of Chicago, a municipal corporation, and 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 being first duly sworn by me acknowledged that as such Commissioner, he signed and delivered the said instrument as his free and voluntary act and as the free and voluntary act and deed of said City, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 4th day of ~~November~~, 1998.
December

Patricia M. Ryan
Notary Public

My commission expires 5/06/2002.



PROPERTY OF COOK COUNTY Clerk's Office

UNOFFICIAL COPY

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Exhibit A
LEGAL DESCRIPTION

A PARCEL OF LAND IN BLOCK 35 IN THE ORIGINAL TOWN OF CHICAGO, SAID PARCEL BEING COMPRISED OF LOT 1, THE EAST HALF OF THE EAST HALF OF LOT 2, THE EAST 19 FEET OF THE WEST HALF OF THE EAST HALF OF LOT 2 (THE WEST 18 FEET THEREOF BEING THE PUBLIC ALLEY DEDICATED BY INSTRUMENT RECORDED AS DOCUMENT 19038448) ALL OF LOTS 7 AND 8, AND THAT PART OF WEST COUCH PLACE, 18.00 FEET WIDE, LYING NORTH OF AND ADJOINING SAID LOTS 7 AND 8, LYING EAST OF THE NORTHWARD EXTENSION OF THE WEST LINE OF SAID LOT 7, AND LYING WEST OF THE NORTHWARD EXTENSION OF THE EAST LINE OF SAID LOT 8:

EXCEPTING THEREFROM THOSE PARTS OF SAID LOTS 7 AND 8 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 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; IN COOK COUNTY, ILLINOIS

EXCEPTING THEREFROM THE FOLLOWING:

ALL THAT PROPERTY AND SPACE ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF 123.89 FEET, CHICAGO CITY DATUM, AND LYING WITHIN THE BOUNDARIES PROJECTED VERTICALLY OF THE FOLLOWING DESCRIBED PARCEL OF LAND, TO WIT:

LOT 1 AND THE EAST 1/4 OF LOT 2 IN BLOCK 35 IN THE ORIGINAL TOWN OF CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

the public alley and Couch Place referenced above were vacated pursuant to instrument recorded as Document No. 98552263.

PINS

17-09-436-010

17-09-436-011

17-09-437-006

17-09-437-009-8001

120 N. Dearborn, Chicago, IL 60601