

MEMORANDUM OF LEASE

3917155

THIS MEMORANDUM OF LEASE is made and entered into as of April 18, 1989 by and between LASALLE NATIONAL BANK, not personally or individually, but as Trustee under Trust Agreement dated May 12, 1986 and known as Trust No. 111078 (the "111078 Trustee") and ILLINOIS INDUSTRIAL PROPERTIES, INC. ("IIP"), as agent for the beneficiary of said Trust No. 111078 (the 111078 Trustee and IIP being hereinafter collectively referred to as "Landlord"), and MOTOROLA, INC. (hereinafter referred to as "Tenant"), with reference to the following facts:

A. Landlord and Tenant entered into a lease (the "Lease") as of February 2, 1989 relating to the real property (the "Premises") commonly known as 1124 Tower Road, Schaumburg, Illinois 60173, and legally described on Exhibit "A", together with all improvements to be constructed thereon.

B. The Lease granted Tenant an Option to Purchase and Options to Extend the term for two (2) periods of three (3) years each.

NOW, THEREFORE, the parties agree as follows:

1. Tenant accepted beneficial occupancy of the Premises as of April 15, 1989. The term of the Lease commences on May 1, 1989 and shall terminate on April 30, 1992, unless sooner terminated as therein provided.

2. Tenant has an option to purchase the Premises on April 30, 1992 provided that notice of election to purchase is given Landlord on or before January 31, 1992.

3. Tenant has options to extend the term of the Lease for two (2) additional terms of three (3) years each, provided that notice is given Landlord six (6) months prior to the expiration of the preceding term.

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THIS DOCUMENT PREPARED BY AND SHOULD BE RETURNED TO:

Paul A. Rosenblum
Katz Randall & Weinberg
200 North LaSalle Street
Suite 2300
Chicago, Illinois 60601
(312) 807-3800

COMMON PROPERTY ADDRESS:

1124 Tower Road
Schaumburg, Illinois 60173

PERMANENT INDEX NUMBERS:

07-11-400-064
07-11-400-070

KRW File No. 3427.27B

10-4-90 Doc affects lot 1 created by lot 3224845 from CA 1108653 P lot 2 created by Plat 3240842 from CA 1315978

Handwritten initials and a circled '2' in the top left corner.

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BY: *B. J. [Signature]* Its: Vice President
 MOTOROLA, INC.

ATTEST: *[Signature]* Its: Assistant Secretary

BY: *[Signature]* Its: [Illegible]
 LASSALLE NATIONAL BANK, not personally or individually, but as Trustee under Trust Agreement dated May 12, 1986 and known as Trust No. 111078

ATTEST: *[Signature]* Its: ASSISTANT SECRETARY

IN WITNESS WHEREOF, the parties hereto have caused this Memorandum of Lease to be executed by their duly authorized officers and their respective seals affixed as of the day and year first above written.

5. This Memorandum of Lease is executed by LASSALLE NATIONAL BANK, not personally but solely as Trustee under Trust Agreement dated May 12, 1986 and known as Trust No. 111078 in the exercise of the power and authority conferred upon and vested in it as such Trustee. All the terms, provisions, stipulations, covenants and conditions to be performed by LASSALLE NATIONAL BANK are undertaken by it solely as Trustee, as aforesaid, and not individually, and all statements herein made are made on information and belief and are to be construed accordingly, and no personal liability shall be asserted or be enforceable against LASSALLE NATIONAL BANK by reason of any of the terms, provisions, stipulations, covenants and/or statements contained in this Agreement.

4. Reference is made to the Lease in connection with all other terms and conditions thereof.

ILLINOIS INDUSTRIAL PROPERTIES, INC.

ATTEST:

Paul Rosenblum
Its: Assistant Secretary

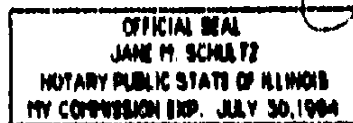
By: John L. Stoetzel
Its: President

STATE OF ILLINOIS)
COUNTY OF COOK)

I, JANE M. SCHULTZ, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that JOHN L. STOETZEL, as President of ILLINOIS INDUSTRIAL PROPERTIES, INC. and PAUL A. ROSENBLUM, as Assistant Secretary of said Corporation, who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such President and Assistant Secretary of said Corporation, respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said Corporation, for the uses and purposes therein set forth; and said Assistant Secretary did then and there acknowledge that he, as custodian of the corporate seal of said Corporation, did affix the corporate seal of said Corporation to said instrument as his own free and voluntary act and as the free and voluntary act of said Corporation, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 20th day of August, 1990.

Jane M. Schultz
Notary Public

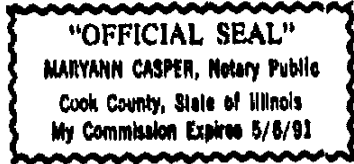


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STATE OF ILLINOIS)
COUNTY OF COOK)

I, Maryann Casper, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Barclay Isherwood, as Vice President of MOTOROLA, INC. and Steven A. Monaco, as Assistant Secretary of said Corporation, who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Vice President and Assistant Secretary of said Corporation, respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said Corporation, for the uses and purposes therein set forth; and said Assistant Secretary did then and there acknowledge that he, as custodian of the corporate seal of said Corporation, did affix the corporate seal of said Corporation to said instrument as his own free and voluntary act and as the free and voluntary act of said Corporation, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 7th day of August, 1989.



Maryann Casper
Notary Public

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Property of Cook County Clerk's Office

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12/5/97

IN DUPLICATE

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CAROL HOSELEY BRAUN
REGISTRAR OF TITLES

1997 OCT -6 PM 4:07

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No.

REGISTRAR OF TITLES
CAROL HOSELEY BRAUN
C/ILGONZALES

CHICAGO TITLE INS.
G#

70-41-970

Handwritten initials and date

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0391715 PAR: 988140/4204V

LEGAL DESCRIPTION

PARCEL 1:

Lot 1 in Schaumburg Center for Commerce Subdivision Unit 1, according to the Plat thereof registered in the Office of the Registrar of Titles of Cook County, Illinois, July 23, 1981 as Document No. LR 3224845, and recorded as Document No. 25892123 of the Southeast 1/4 of Section 11, Township 41 North, Range 10 East of the Third Principal Meridian, in Cook County, Illinois.

PARCEL 2:

Easement for the benefit of Parcel 1 as created by Deed from LaSalle National Bank Trust No. 102677 to LaSalle National Bank Trust No. 106167 dated November 6, 1981 and recorded February 5, 1982 as Document Number LR 3249412 for ingress and egress and also for parking purposes over, under, across and through the following described Land:

That part of Out Lot "B" in Schaumburg Industrial Park being a Subdivision of the South West 1/4 of Section 11, part of the North East 1/4 of Section 11, part of the South West 1/4 of Section 12, part of the North West 1/4 of Section 12, and part of the North West 1/4 of Section 13, and part of the North East 1/4 of Section 14, Township 41 North, Range 10 East of the Third Principal Meridian, bounded by a line described as follows:

Commencing at the Southeasterly corner of said Out Lot "B" being the intersection of the Northwesterly line of Tower Road and the most Easterly line of said Out Lot "B" running thence North 00 degrees 01 minute 10 seconds East along said Easterly line a distance of 90.00 feet, thence running North 89 degrees 58 minutes 40 seconds West, 194.13 feet to the place of beginning, thence running North 0 degrees 01 minute 10 seconds East 160.00 feet, thence running North 89 degrees 59 minutes 50 seconds West a distance of 50.00 feet, thence running South 00 degrees 01 minute 10 seconds West a distance of 43.00 feet, thence running South 89 degrees 58 minutes 40 seconds East a distance of 15.00 feet, thence running South 12 degrees 30 minutes 33 seconds East a distance of 101.41 feet thence running South 35 degrees 49 minutes 05 seconds East a distance of 22.20 feet to the place of beginning in Cook County, Illinois.

EXHIBIT A

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PARCEL 3:

Easement for the benefit of Parcel 1 as created by Grant from the Village of Schaumburg to LaSalle National Bank, a national banking association, as Trustee under Trust Agreement dated May 1, 1981 and known as Trust No. 103946 dated August 31, 1981 and filed November 3, 1981 as Document No. LR 3238733 for ingress and egress and also for construction installation, operation, repair and maintenance of water main and sanitary sewer line over, under, across and through the following described premises:

That part of Out Lot "B" in Schaumburg Industrial Park being a Subdivision of the South West 1/4 of Section 11, part of the North East 1/4 of Section 11, part of the South West 1/4 of Section 12, part of the North West 1/4 of Section 13, and part of the North East 1/4 of Section 14, Township 41 North, Range 10 East of the Third Principal Meridian, bounded by a line described as follows:

Commencing at the Southeasterly corner of said Out Lot "B" being the intersection of the Northwesterly line of Tower Road and the most Easterly line of said Out Lot "B", run North 00 degrees 01 minute 10 seconds East along said Easterly line a distance of 90.00 feet, then run North 89 degrees 58 minutes 50 seconds West, 193.00 feet to a point, then run Southeasterly along the arc of a circle tangent to a line at that point having a bearing of South 42 degrees 49 minutes 27 seconds East having a radius of 75.00 feet whose center lies to the North East, Southeasterly 61.73 feet to a point of curvature, then run South 89 degrees 58 minutes 50 seconds East a distance of 64.01 feet to a point of curvature, then run Southeasterly along the arc of a circle whose center lies to the South West, and whose radius is 30.00 feet, Southeasterly a distance of 14.56 feet to its intersection with a line lying 60.00 feet Westerly of and parallel with the said Easterly line of Out Lot "B" then run Southerly along said line lying 60.00 feet Westerly of and parallel with the said Easterly line of Out Lot "B" to its intersection with the Northwesterly line of Tower Road, then run Northeasterly along said Northwesterly line of Tower Road to the place of beginning in Cook County, Illinois.

PARCEL 4:

Lot 2 in Rice's Subdivision of Out-Lot "A" in Schaumburg Industrial Park, being a subdivision of the Southeast 1/4 of Section 11, part of the Northeast 1/4 of Section 11, part of the Southwest 1/4 of Section 12, part of the Northwest 1/4 of Section 13, part of the Northeast 1/4 of Section 14, Township 41 North, Range 10 East of the

EXHIBIT A

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Third Principal Meridian, according to the plat thereof registered in the Office of the Registrar of Titles of Cook County, Illinois on November 3, 1982 as Document No. LR3280842, in Cook County, Illinois.

PARCEL 5:

Easement for the Benefit of Parcel 4, as created by Grant made by and between Lawrence Rice and Maxine Rice, his wife, and Sunrise Realty Company, dated June 30, 1982 and filed July 2, 1982 as Document LR3265546, for Perpetual Vehicular and Pedestrian Ingress and Egress, including incidental rights of maintenance, repair and replacement, over and upon the Westerly fifteen feet of Lot 1 in Rice's Subdivision of Outlot 'A' in Schaumburg Industrial Park, being a Subdivision of the South East 1/4 of Section 11, Part of the North East 1/4 of Section 11, Part of the South West 1/4 of Section 12, Part of the North West 1/4 of Section 13, Part of the North East 1/4 of Section 14, Township 41 North, Range 10 East of the Third Principal Meridian, according to the Plat thereof registered in the Office of the Registrar of Titles of Cook County, Illinois, on November 3, 1982 as Document LR3280842, in Cook County, Illinois.

EXHIBIT A

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