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CHICAGO, MOL/457
4731 Indianapolis Blvd., E. Chicago, IN
6/17/93

MEMORANDUM OF LEASE MODIFICATION AGREEMENT

By this MEMORANDUM OF LEASE MODIFICATION AGREEMENT, made in multiple copies as of this 14 day of June, 1993 by and between GAINER BANK, NATIONAL ASSOCIATION, as Trustee under Trust No. P-5844 (the "Landlord"), and WALGREEN CO., an Illinois corporation (the "Tenant").

WHEREAS, by Lease dated May 4, 1978 ("Lease"), Gainer National Bank, as Trustee under Trust No. P-5844 (to all right, title and interest of which Landlord has succeeded) as Landlord leased to Tenant certain premises more particularly described in said Lease, commonly known as 4731 Indianapolis Boulevard, East Chicago, Indiana and legally described on Exhibit "B" attached hereto and incorporated herein by reference all located within the Shopping Center at the northeast corner of Indianapolis Boulevard and 148th Street (hereinafter called "Shopping Center").

WHEREAS, Landlord and Tenant desire to modify said Lease as hereinafter provided;

NOW, THEREFORE, in consideration of the Leased Premises and of the covenants and conditions hereinafter provided, it is agreed by and between Landlord and Tenant as follows:

Said Lease and terms thereof shall be extended to and including June 30, 2029.

Tenant shall lease an additional 2,000 square feet of floor area in the crosshatched area shown on the site plan marked as Exhibit "A" and attached hereto (hereinafter called "Additional Area"). Pursuant to Article 4 herein, said Additional Area may be improved and developed by Tenant and upon the completion of the remodeling work referenced in Article 4 below shall become a part of the Leased Premises.

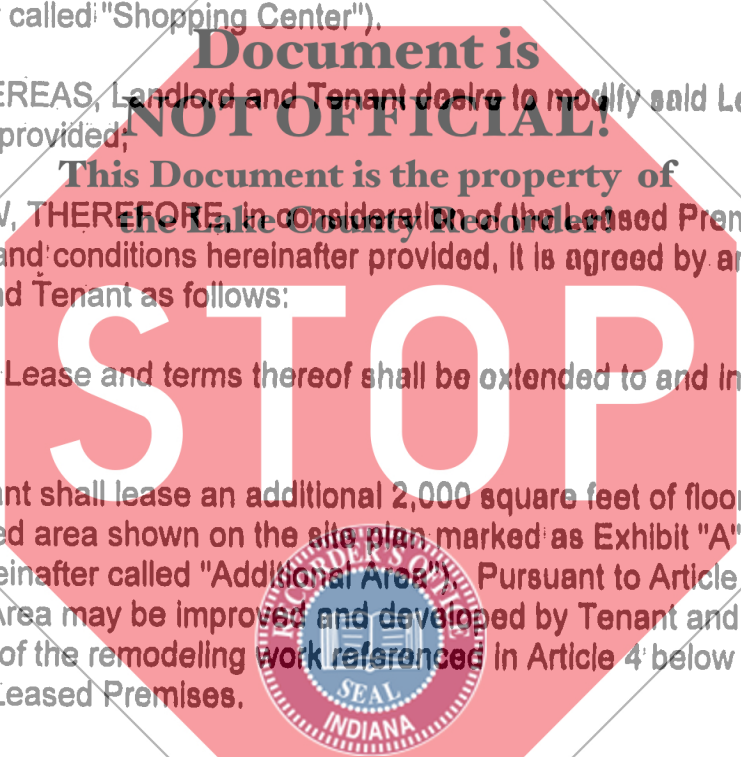
Tenant shall pay a rent of One Dollar (\$1.00) per year.

Provisions for further and additional rent and the other terms, covenants and conditions of said letting, including the options on the part of Tenant for prior termination, are set forth at length in a Lease Modification Agreement, bearing even date herewith, between the parties hereto and all of said provisions, terms, covenants and conditions are, by reference thereto, hereby incorporated in and made a part of this lease.

This Memorandum of Lease is made and executed by the parties hereto for the purpose of recording the same in the office of the Public Records of - Lake County, Indiana, and is subject in each and every respect, to the rents and other terms, covenants and conditions of the aforesaid other lease, bearing even date herein, between the parties hereto and this Memorandum of Lease is executed and delivered with the understanding and agreement that the same shall not in any manner or form whatsoever, alter, modify or vary the rents and other terms, covenants and conditions of the aforesaid lease bearing even date herewith between the parties hereto.

STATE OF INDIANA/S.S.NO.
LAKE COUNTY
FILED FOR RECORD

JUN 22 8 54 AM '93
CLERK



RETURN DOCUMENT TO:
Mary N. Butler - Law Dept.
Walgreens
200 Wilmot Road
Deerfield, IL 60015



This instrument prepared by William A. Montgomery, 200 Wilmot Rd., Deerfield, Ill. 60015

M.O.

This Instrument Prepared by William A. Montgomery, Jr., 200 Wilmot Road, Deerfield, Illinois 60015)

IN WITNESS WHEREOF, Landlord and Tenant have executed this Agreement, under seal, as of the day and year first above written.

WALGREEN CO.

GAINER BANK, NATIONAL ASSOCIATION, as Trustee under Trust No. P-5844

William A. Montgomery, Jr.
Vice President

Richard S. Sorenson
Asst. Vice President

Attest:

Attest:

Nancy J. Godke Assistant Secretary
Shirley C. Sorenson Assistant Secretary

Document is NOT OFFICIAL!

This Document is the property of the Lake County Recorder!

Witnesses:

Witnesses:

W.A. Montgomery
Ruth M. Steffen

Lisa M. Dahlgren
David D. Vandekerckhove

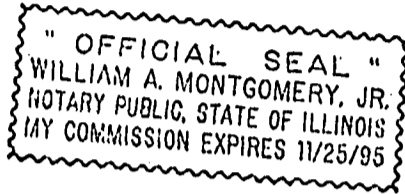


STATE OF ILLINOIS)
) ss.
COUNTY OF LAKE)

Before me, a notary public, this 15 day of June, 1993, personally appeared WALGREEN CO. by William A. Shiel and Nancy J. Godfrey, its Vice President and Assistant Secretary, respectively, and acknowledged the execution of the foregoing instrument.

WA Montgomery
Notary Public

My commission expires:



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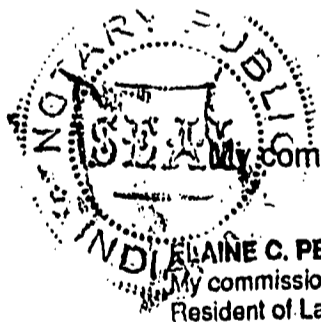
STATE OF)
) ss.
COUNTY OF)

Before me, a notary public, this 24th day of May, 1993, personally appeared GAINER BANK, NATIONAL ASSOCIATION, as Trustee under Trust No. P-5844 by TRISHA M. SARISIAN and BRENDA SWANSON, its Vice President and Assistant Secretary, respectively, and acknowledged the execution of the foregoing instrument.



Elaine C. Pease
Notary Public

My commission expires:



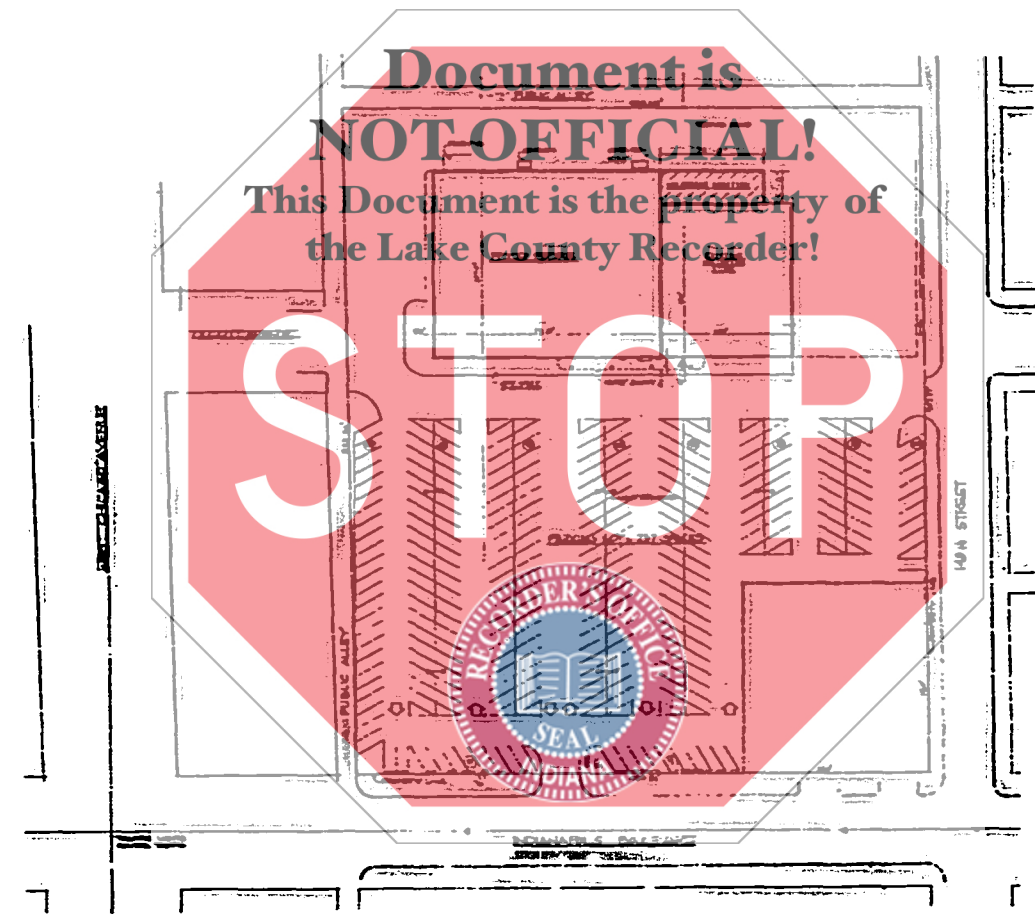
ELAINE C. PEASE, Notary Public
My commission expires January 10, 1997
Resident of Lake County, Indiana

Walgreens

FACILITIES PLANNING & DESIGN

OFFICE OF DIRECTOR
ARCHITECTURE AND ENGINEERING
200 VELVET ROAD - DEERFIELD, ILLINOIS
60015 (708) 340-2500

EXHIBIT "A"



SITE PLAN
SCALE 1"=40'

Exhibit B

Lots 13 to 25, both inclusive and that part of Lot 26 all in Block 4, also Lots 13 to 23 both inclusive, and that part of Lot 24 and Lots 30 to 46 both inclusive, all in Block 5, also that part of the North and South 16 foot alley in said Block 5 and that part of Olcott Avenue lying between said Blocks 4 and 5, all taken as one tract, described as follows: Beginning at the Northwest corner of said Lot 13 in Block 5; thence South 89 degrees 59 minutes 07 seconds East, 522.34 feet along the North line of Lots 13 and 46, and its extensions in said Block 5 and along the North line of Lot 13 in said Block 4 to the Northeast corner of said Lot 13; thence South 0 degrees 59 minutes 51 seconds West, 339.65 feet along the East line of Lots 13 to 26 in said Block 4 to a point 95.00 feet North of the Southeast corner of Lot 29 in said Block 4; thence North 89 degrees 00 minutes 09 seconds West along a line drawn perpendicularly to said East line, 209.00 feet; thence South 0 degrees 59 minutes 51 seconds West along a line drawn parallel with the East line of Lots 13 to 29 in said Block 4, 98.41 feet to the point of intersection with the Westerly extension of the South line of Lot 29 in said Block 4; thence North 89 degrees 56 minutes 12 seconds West, 163.15 feet along said westerly extension and along the South line of Lot 30 and its extension in said Block 5 to the East line of the West $\frac{1}{2}$ of the North and South 16 foot alley in said Block 5; thence North 0 degrees 59 minutes 00 seconds East along said East line 140.10 feet to the North line extended of the South $\frac{1}{2}$ of Lot 24 in said Block 5; thence North 89 degrees 57 minutes 06 seconds West, 150.07 feet along said North line to the West line of said Lot 24; thence North 0 degrees 59 minutes 19 seconds East, 294.15 feet along the West line of Lots 24 to 13 in said Block 5 to the place of beginning, all being in the Subdivision of the Southeast $\frac{1}{4}$ of Section 29, Township 37 North, Range 9 West of the Second Principal Meridian, in the City of East Chicago, Indiana as the same appears of record in Plat Book 2, Page 11, in the Recorder's Office of Lake County, Indiana.

