

Prepared by and upon recording  
Please return to:

Ginsberg Jacobs LLC  
300 South Wacker Drive  
Suite 2750  
Chicago, Illinois 60606  
Attn: Steven F. Ginsberg, Esq.  
(Site Name: Evergreen View)  
PINs: 27-02-310-002-0000; 27-02-300-005-0000

### MEMORANDUM OF GROUND LEASE

This Memorandum of Ground Lease is made this \_\_\_\_ day of \_\_\_\_\_, 2018, between The Village of Orland Park, an Illinois home rule municipal corporation ("Landlord") and Chicago SMSA Limited Partnership, d/b/a Verizon Wireless, an Illinois limited liability company ("Tenant"). Landlord and Tenant are at times collectively referred to hereinafter as the "Parties" or individually as the "Party."

1. Landlord and Tenant entered into Ground Lease (the "Lease") on \_\_\_\_\_, 2018 for an initial term of five years, commencing on the Commencement Date, as defined in the Agreement. The Lease shall automatically be extended for two additional five-year terms unless the Tenant terminates it at the end of the then current term by giving the Landlord written notice of the intent to terminate at least three months prior to the end of the then current term.
2. Landlord hereby grants to Tenant the right to install, maintain and operate communications equipment upon the Premises (as hereinafter defined), which are a part of that real property owned, leased or controlled by Landlord located on 8610 W 141<sup>st</sup> Street, Orland Park, Illinois 60462 (the "Property"), as legally described on Exhibit "A" attached hereto and made a part hereof. The Premises are a portion of the Property and are approximately 720 square feet, and are shown in detail on Exhibit "B" attached hereto and made a part hereof. Tenant shall also have the non-exclusive right of ingress and egress from a public right-of-way, 7 days a week, 24 hours a day, over the Property to and from the Premises for the purpose of installation, operation and maintenance of Tenant communications equipment over or along the easements depicted on Exhibit "B". Tenant may use the easements for the installation, operation and maintenance of wires, cables, conduits and pipes for all necessary electrical, telephone, fiber and other similar support services. In the event it is necessary, Landlord agrees to grant Tenant or the provider the right to install such services

on, through, over and/or under the Property, provided the location of such services shall be reasonably approved by Landlord.

3. The terms, covenants and provisions of the Lease, the terms of which are hereby incorporated by reference into this Memorandum, shall extend to and be binding upon and inure to the benefit of the parties, their respective successors, personal representatives and authorized assigns.

*Remainder of page intentionally left blank; Signatures follow.*

IN WITNESS WHEREOF, hereunto and to a duplicate hereof, LANDLORD and TENANT have caused this Memorandum to be duly executed on the date first written hereinabove.

**LANDLORD:**

Village of Orland Park

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Taxpayer I.D.: \_\_\_\_\_

Date: \_\_\_\_\_

**TENANT:**

Chicago SMSA Limited Partnership d/b/a Verizon  
Wireless

By: Cellco Partnership, its general partner

By:  \_\_\_\_\_

Name: James R. Martin

Title: Director - Network Field Engineering

Taxpayer I.D. \_\_\_\_\_

Date: 9/20/18

STATE OF \_\_\_\_\_ )  
 )  
COUNTY OF \_\_\_\_\_ )

**LANDLORD ACKNOWLEDGEMENT**

On \_\_\_\_\_, 2018 before me, \_\_\_\_\_,  
personally appeared \_\_\_\_\_, personally known to me (or proved to me on the  
basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument  
and acknowledged to me that, in his/her authorized capacity, s/he executed the foregoing document  
as her own act and deed.

WITNESS my hand and official Notarial Seal, this \_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
Notary Public

My Commission Expires:  
\_\_\_\_\_

STATE OF ILLINOIS )  
 )  
COUNTY OF COOK )

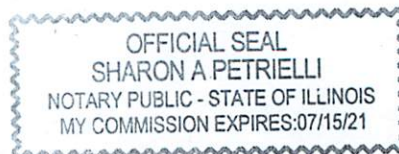
**TENANT ACKNOWLEDGEMENT**

On September 25, 2018 before me, Sharon A. Petrielli,  
personally appeared James R. MARTIN personally known to me (or proved to me  
on the basis of satisfactory evidence) to be the person whose name is subscribed to the within  
instrument and acknowledged to me that he/she executed the same in his/her authorized capacity  
as Director-Network Field Eng. of Chicago SMSA Limited Partnership d/b/a  
Verizon Wireless, and that by his/her signature on the instrument the person, or the entity upon  
behalf of which the person acted, executed the instrument

WITNESS my hand and official Notarial Seal, this 25 day of September 2018.

Sharon A. Petrielli  
Notary Public

My Commission Expires:  
7-15-21



## Exhibit A

### Description of Property and Premises

#### Description of Tenant Lease Area:

All that part of Lot 202 in Evergreen View Orland Park Unit 1, being a subdivision of part of the Southwest 1/4 of Section 2, Township 36 North, Range 12 East of the Third Principal Meridian, City of Orland Park, Cook County, Illinois, as recorded in Document #0010961525, Cook County Records, described as; Commencing at the the northeast corner of Lot 28 of Villa D'este Subdivision which is also a point on the west line of 84th Avenue (66.00 feet); thence North 01°45'10" West 128.63 feet along said west line; thence South 88°14'50 West 218.02 feet TO THE PLACE OF BEGINNING OF THIS DESCRIPTION; thence South 88°15'26" West 20.00 feet; thence North 01°44'34" West 36.00 feet; thence North 88°15'26" East 20.00 feet; thence South 01°44'34" East 36.00 feet to the place of beginning of this description.

Containing 720 square feet more or less.

#### Description of Area for Access

All that part of Lot 202 in Evergreen View Orland Park Unit 1, being a subdivision of part of the Southwest 1/4 of Section 2, Township 36 North, Range 12 East of the Third Principal Meridian, City of Orland Park, Cook County, Illinois, as recorded in Document #0010961525, Cook County Records, described as; Commencing at the the northeast corner of Lot 28 of Villa D'este Subdivision which is also a point on the west line of 84th Avenue (66.00 feet); thence North 01°45'10" West 128.63 feet along said west line; thence South 88°14'50 West 218.02 feet to the southeast corner of a 20.00 foot by 36.00 foot Lessee License Area; thence South 88°15'26" West 20.00 feet; thence North 01°44'34" West 31.05 feet TO THE PLACE OF BEGINNING OF THIS DESCRIPTION; thence South 88°15'26" West 80.99 feet; thence North 01°44'34" West 20.00 feet; thence North 88°15'26" East 19.00 feet; thence North 01°44'34" West 30.36 feet to the southerly line of 139th Street (40.00 feet); thence North 88°15'26" East 20.00 feet along said southerly line; thence South 01°44'34" East 30.36 feet; thence North 88°15'26" East 20.00 feet; thence South 01°44'34" East 30.36 feet; thence North 88°15'26" East 61.99 feet; thence South 01°44'34" East 15.05 feet to the northeast corner of a 20.00 foot by 36.00 foot Lessee License Area; thence South 88°15'26" West 20.00 feet along the north line of said Lessee License Area; thence South 01°44'34" East 4.95 feet to the place of beginning of this description.

Containing 2,528 square feet more or less.

#### License Area for Utilities

A 10.00 foot wide easement in that part of Lot 202 in Evergreen View Orland Park Unit 1, being a subdivision of part of the Southwest 1/4 of Section 2, Township 36 North, Range 12 East of the Third Principal Meridian, City of Orland Park, Cook County, Illinois, as recorded in Document #0010961525, Cook County Records, the centerline of which is described as; Commencing at the the northeast corner of Lot 28 of Villa D'este Subdivision which is also a point on the west line of 84th Avenue (66.00 feet); thence North 01°45'10" West 128.63 feet along said west line; thence South 88°14'50 West 218.02 feet to the southeast corner of a 20.00 foot by 36.00 foot Lessee License Area; thence South 88°15'26" West 20.00 feet; thence North 01°44'34" West 36.00 feet; thence North 88°15'26" East 5.00 feet TO THE PLACE OF BEGINNING OF THIS CENTERLINE DESCRIPTION; thence North 01°44'34" West 45.41 feet to the south line of 139th Street (40.00 feet) for the place of ending of this centerline description. The sidelines to be lengthened and/or shortened to terminate at angle points at said southerly right of way line.

**Exhibit B**  
**(See attached survey)**



