

This Document Prepared by  
And after recording mail to:  
Michael Poulakidas  
Fox Valley Developers  
346 N Lake Street  
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**MEMORANDUM OF LEASE**

Between Raghuveer P. and Anita R. Nayak, Series 21 LLC, a Delaware series limited liability company (“Landlord”) and Fox Valley Developers, LLC, an Illinois limited liability company

This Memorandum Of Lease (the “Memorandum”) is made and entered into this \_\_\_\_ day of \_\_\_\_\_, by and Between Raghuveer P. and Anita R. Nayak, Series 21 LLC, a Delaware series limited liability company (“Landlord”) and Fox Valley Developers, LLC, an Illinois limited liability company (“Tenant”).

**WITNESSETH:**

Landlord is the owner of certain real property located in Kane County, in the State of Illinois, City of Aurora, known as 502 South Lincoln Avenue, 301 Weston Avenue, and 310 Seminary Avenue, (the “Leased Premises”), more particularly described as follows:

(see attached legal description)

Landlord is the owner of all improvements located on the Leased Premises.

The provisions of the Lease include the following:

- The Lease commences on \_\_\_\_\_ and terminates on \_\_\_\_\_.
- The Lease prohibits Landlord and Tenant from mortgaging the Leased Premises without the consent of the other.
- The Lease prohibits Landlord from selling/assigning lease unless as allowed per the terms of lease therein. The Premises may not be conveyed to a third party without compliance with the

terms of the Lease. The Lease stipulates that the Tenant's interest in the Leased Premises shall not be assigned or subleased without the prior written consent of the Landlord.

- The Lease requires that the Leased Premises be used only for purposes therein written.
- No liens for services, labor, or materials shall attach to the Leased Premises whether caused by Landlord or Tenant.
- This Memorandum is executed pursuant to the provisions contained in the Lease and is not intended to vary the terms and conditions of the Lease but is intended only to give notice of such Lease and the provisions thereof.

IN WITNESS WHEREOF, the undersigned have executed this Memorandum of Lease.

**LANDLORD:**

**TENANT:**

RAGHUVVEER P. and ANITA R. NAYAK,  
Series 21, a Delaware series limited liability  
company

Fox Valley Developers, LLC, an Illinois  
limited liability company

By: \_\_\_\_\_  
Its manager

By: \_\_\_\_\_  
Its Manager