

This agreement was prepared by and after recording return to:
Judith A, El-Amin, Esq.
City of Chicago Law Department
121 North LaSalle Street, Room 600
Chicago, IL 60602

PHASE I CERTIFICATE OF COMPLETION

PURSUANT TO Section 7.01(a) of that certain Peppercorn 240 LLC Redevelopment Agreement dated as of April 27, 2010 and recorded on _____, 2010 as document number _____ in the office of the Cook County Recorder of Deeds (the "Agreement") by and among the City of Chicago, an Illinois municipal corporation, through its Department of Community Development ("City") and Peppercorn 240 LLC, an Illinois limited liability Company (the "Peppercorn") and Euromarket Designs, Inc., an Illinois corporation ("EDI"), the City hereby certifies as follows:

1. Completion of Phase I of the Project. Peppercorn has fulfilled its obligation to complete Phase I (as defined in the Agreement) located on the property legally described on Exhibit A hereto, in accordance with the terms of the Agreement. Phase I entailed the leasing by Peppercorn of at least 80% of the leaseable square feet of the Building, as evidenced by executed lease(s), and the delivery of the EDI Leased Space to EDI for build out, as further described in Recital D of the Agreement.
2. Other provisions of Agreement; no waiver. Except with respect to the terms of the Agreement specifically related to the Peppercorn's obligation to complete Phase I, which the City hereby certifies has been satisfied: (a) all executory terms and conditions of the Agreement and all representations and covenants contained therein remain in full force and effect; and (b) the issuance of this certificate shall not be construed as a waiver by the City of any of its rights and remedies pursuant to such executory terms.

[signature page follows]

EXHIBIT A

LEGAL DESCRIPTION

LEGAL DESCRIPTION:

PARCEL 1:

LOTS 1 TO 10, BOTH INCLUSIVE (EXCEPT THAT PART LYING EAST OF A LINE 50.00 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SECTION 7) IN D.W. SUTHERLAND SUBDIVISION IN SECTION 7, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 1A:

THE EAST 1/2 OF THE NORTH/SOUTH VACATED ALLEY LYING WEST OF AND ADJOINING PARCEL 1 AFORESAID, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOTS 1 TO 6, BOTH INCLUSIVE, IN H.E. BARBOUR'S SUBDIVISION OF PART OF BLOCK 48 IN CANAL TRUSTEES' SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2A:

THE EAST/WEST 10-FOOT VACATED ALLEY LYING SOUTH OF AND ADJOINING THE SOUTH LINE OF LOTS 1, 2 AND 3 AND NORTH OF AND ADJOINING THE NORTH LINE OF LOTS 4, 5 AND 6 OF PARCEL 2 AFORESAID; ALSO, THE WEST 1/2 OF THE NORTH/SOUTH VACATED ALLEY LYING EAST OF AND ADJOINING THE EAST LINE OF LOT 1, THE EAST LINE OF LOT 1 PRODUCED SOUTH 10.00 FEET AND EAST OF AND ADJOINING THE EAST LINE OF LOT 6 OF PARCEL 2 AFORESAID, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

LOTS 1 TO 8, BOTH INCLUSIVE, LOT 9 (EXCEPT THE WEST 18.00 FEET THEREOF) ALL OF LOTS 26 TO 32, BOTH INCLUSIVE IN C.J. HULL'S SUBDIVISION OF PART OF BLOCK 48 IN CANAL TRUSTEES' SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3A:

THE EAST/WEST 16-FOOT VACATED ALLEY LYING SOUTH OF AND ADJOINING THE SOUTH LINE OF LOTS 1 TO 4, LOT 5 (EXCEPT THE WEST 16.00 FEET THEREOF) AND NORTH OF AND ADJOINING THE NORTH LINE OF LOT 28 (EXCEPT THE WEST 16.00 FEET THEREOF) AND LOTS 29 TO 32 OF PARCEL 3 AFORESAID, IN COOK COUNTY, ILLINOIS.

PARCEL 3B:

THE EAST/WEST 16-FOOT VACATED ALLEY LYING SOUTH OF AND ADJOINING THE SOUTH LINE OF THE WEST 16.00 FEET OF LOT 5 AND LOTS 6 AND 7 AND NORTH OF AND ADJOINING THE NORTH LINE OF LOTS 26, 27 AND THE WEST 16.00 FEET OF LOT 28 OF PARCEL 3 AFORESAID, IN COOK COUNTY, ILLINOIS.

PINS: 17-07-411-007-0000, 17-07-411-008-0000, 17-07-411-016-0000, 17-07-411-024-0000,
17-07-411-025-0000, 17-07-411-026-0000, 17-07-411-027-0000, 17-07-411-028-0000

Street Address: 240 North Ashland, Chicago, IL

IN WITNESS WHEREOF, the City has caused this Certificate of Completion for Peppercorn to be executed this 28th day of April, 2010.

CITY OF CHICAGO

By: William Eager

Deputy Commissioner
Department of Community Development

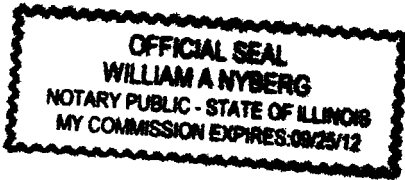
STATE OF ILLINOIS)

) SS

COUNTY OF COOK)

I, William A. Nyberg, a notary public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that William Eager, personally known to me to be the Deputy Commissioner of the Department of Community Development of the City of Chicago (the "City"), 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 acknowledged that he/~~she~~ signed, sealed, and delivered said instrument pursuant to the authority given to him/~~her~~ by the City, as his/~~her~~ free and voluntary act and as the free and voluntary act of the City, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 28th day of April, 2010.



William A. Nyberg
Notary Public

My Commission Expires 09/25/12

This agreement was prepared by and
after recording return to:
Judith A, El-Amin, Esq.
City of Chicago Law Department
121 North LaSalle Street, Room 600
Chicago, IL 60602

PHASE II CERTIFICATE OF COMPLETION

PURSUANT TO Section 7.01(b) of that certain Peppercorn 240 LLC Redevelopment Agreement dated as of April 27, 2010 and recorded on _____ as document number _____ in the office of the Cook County Recorder of Deeds (the "Agreement") by and between the City of Chicago, an Illinois municipal corporation, through its Department of Community Development ("City"), Peppercorn 240 LLC, an Illinois limited liability company, and Euromarket Designs Inc. (the "EDI"), the City hereby certifies as follows:

1. Completion of Phase II of the Project. EDI has fulfilled its obligation to complete Phase II (as defined in the Agreement) located on the property legally described on Exhibit A hereto (the "Property"), in accordance with the terms of the Agreement. Phase II entailed the completion of the build out of the Initial Operating Space by EDI, as further described in Recital D of the Agreement, and the delivery of a certificate from EDI to the City confirming that at least 30 FTE have been located at the Property.
2. Other provisions of Agreement; no waiver. Except with respect to the terms of the Agreement specifically related to the EDI's obligation to complete Phase II, which the City hereby certifies has been satisfied: (a) all executory terms and conditions of the Agreement and all representations and covenants contained therein remain in full force and effect; and (b) the issuance of this certificate shall not be construed as a waiver by the City of any of its rights and remedies pursuant to such executory terms.

[signature page follows]

IN WITNESS WHEREOF, the City has caused this Certificate of Completion for EDI to be executed this 28th day of April, 2010.

CITY OF CHICAGO
By: *William Eger*

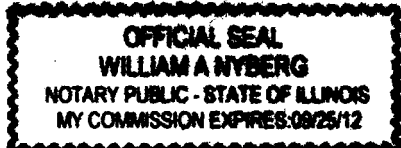
Deputy Commissioner
Department of Community Development

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, *William A. Nyberg*, a notary public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that *William EGER*, personally known to me to be the Deputy Commissioner of the Department of Community Development of the City of Chicago (the "City"), 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 acknowledged that he/she signed, sealed, and delivered said instrument pursuant to the authority given to him/her by the City, as his/~~her~~ free and voluntary act and as the free and voluntary act of the City, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 28th day of April, 2010.

William A. Nyberg
Notary Public



My Commission Expires 09/25/12

EXHIBIT A

LEGAL DESCRIPTION

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THE EAST 1/2 OF THE NORTH/SOUTH VACATED ALLEY LYING WEST OF AND ADJOINING PARCEL 1 AFORESAID, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOTS 1 TO 6, BOTH INCLUSIVE, IN H.E. BARBOUR'S SUBDIVISION OF PART OF BLOCK 48 IN CANAL TRUSTEES' SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2A:

THE EAST/WEST 10-FOOT VACATED ALLEY LYING SOUTH OF AND ADJOINING THE SOUTH LINE OF LOTS 1, 2 AND 3 AND NORTH OF AND ADJOINING THE NORTH LINE OF LOTS 4, 5 AND 6 OF PARCEL 2 AFORESAID; ALSO, THE WEST 1/2 OF THE NORTH/SOUTH VACATED ALLEY LYING EAST OF AND ADJOINING THE EAST LINE OF LOT 1, THE EAST LINE OF LOT 1 PRODUCED SOUTH 10.00 FEET AND EAST OF AND ADJOINING THE EAST LINE OF LOT 6 OF PARCEL 2 AFORESAID, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

LOTS 1 TO 8, BOTH INCLUSIVE, LOT 9 (EXCEPT THE WEST 18.00 FEET THEREOF) ALL OF LOTS 26 TO 32, BOTH INCLUSIVE IN C.J. HULL'S SUBDIVISION OF PART OF BLOCK 48 IN CANAL TRUSTEES' SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3A:

THE EAST/WEST 16-FOOT VACATED ALLEY LYING SOUTH OF AND ADJOINING THE SOUTH LINE OF LOTS 1 TO 4, LOT 5 (EXCEPT THE WEST 16.00 FEET THEREOF) AND NORTH OF AND ADJOINING THE NORTH LINE OF LOT 28 (EXCEPT THE WEST 16.00 FEET THEREOF) AND LOTS 29 TO 32 OF PARCEL 3 AFORESAID, IN COOK COUNTY, ILLINOIS.

PARCEL 3B:

THE EAST/WEST 16-FOOT VACATED ALLEY LYING SOUTH OF AND ADJOINING THE SOUTH LINE OF THE WEST 16.00 FEET OF LOT 5 AND LOTS 6 AND 7 AND NORTH OF AND ADJOINING THE NORTH LINE OF LOTS 26, 27 AND THE WEST 16.00 FEET OF LOT 28 OF PARCEL 3 AFORESAID, IN COOK COUNTY, ILLINOIS.

PINS: 17-07-411-007-0000, 17-07-411-008-0000, 17-07-411-016-0000, 17-07-411-024-0000,
17-07-411-025-0000, 17-07-411-026-0000, 17-07-411-027-0000, 17-07-411-028-0000

Street Address: 240 North Ashland, Chicago, IL