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Cook County Recorder 55.50

MEMORANDUM OF LEASE AGREEMENT AND OPTION AGREEMENT
So. Chicago, IL

THIS MEMORANDUM OF LEASE AGREEMENT AND OPTION AGREEMENT ("Memorandum") is made and entered into as of the 15th day of May 2000, by and between CONSOLIDATED FREIGHTWAYS CORPORATION OF DELAWARE, a Delaware corporation, ("Landlord") and CNF PROPERTIES, INC., a Delaware corporation, ("Tenant").

RECITALS

A. Landlord and Tenant have entered into a certain Lease Agreement of even date herewith (the "Lease"), wherein Landlord leased to Tenant, and Tenant leased from Landlord, certain real estate and any improvements now or hereafter located thereon situated in Cook County, Illinois, which real estate is more particularly described in Exhibit A attached hereto and hereby made a part hereof, which real estate and improvements are hereinafter referred to as the "Leased Premises".

B. Landlord and Tenant have entered into that certain Option Agreement of even date herewith (the "Option Agreement"), pursuant to which Tenant has acquired an option (the "Option") to purchase the Leased Premises from Landlord on the terms and conditions set forth therein, by not later than May 31, 2002.

C. The parties desire to place this Memorandum of record to provide notice to third parties of the existence of the Lease and the Option Agreement that is incorporated by reference into the Lease, but do not desire to place all of the terms and provisions of the Lease and Option Agreement of record.

NOW, THEREFORE, the parties hereby state as follows:

1. The Commencement Date of the Lease is May 15, 2000.
2. The Term of the Lease is a period of Twenty (20) years commencing on the Commencement Date and ending at midnight on May 14, 2020, subject to early termination as set forth in the Lease.
3. Landlord has granted to Tenant the Option to purchase the Leased Premises, subject to the terms and conditions of the Option Agreement. If not exercised, the Option will expire on May 1, 2002.
4. Reference is made to the Lease and the Option Agreement incorporated by reference into the Lease for a complete and definitive statement of the terms of the rights and obligations of Landlord and Tenant thereunder. Definitions used in this Memorandum shall have the meanings set forth in the Lease.

oc-143786v2



00CT1265
RETURN DOCUMENTS TO:
Law Title - National Division
120 E. Railroad St., Ste. B
Sandwich, IL 60548

SP
[Handwritten signature]

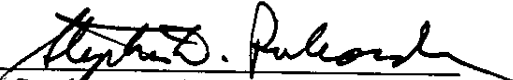
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LANDLORD

CONSOLIDATED FREIGHTWAYS
CORPORATION OF DELAWARE,
a Delaware corporation

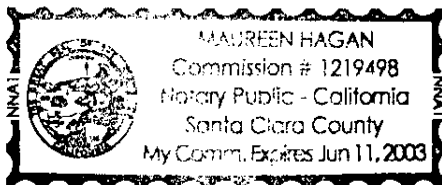
By:


Stephen D. Richards
Senior Vice President and
General Counsel

STATE OF CALIFORNIA)
) ss.
COUNTY OF SANTA CLARA)

On May 15, 2000, before me, Maureen Hagan, a Notary Public in and for said state, personally appeared Stephen D. Richards, 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, 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 seal.




Notary Public in and for said State

This instrument was prepared by Timothy Sullivan, ICE MILLER DONADIO & RYAN,
One American Square, Box 82001, Indianapolis, Indiana 46282-0002

EXHIBIT A

Real Estate Tax Identification Number of the Property: 16-36-300-016 affects Parcel C
16-36-300-014 affects Parcel A
16-36-300-013 affects Parcel B
16-36-100-012 affects Parcel A

Address of the Property: 3000 West 36th Street, South Chicago Heights, Illinois.

PARCEL A:

That part of the Southwest 1/4 of the Northwest 1/4 of Section 36, Township 39 North, Range 13 East of the Third Principal Meridian, together with that part of Block 3 in James H. Rees' Subdivision of the West 1/2 of the Southwest 1/4 of Section 36, Township 39 North, Range 13 East of the Third Principal Meridian, included within a parcel of land bounded and described as follows: Beginning at the point of intersection of the East line of the Northwest 1/4 of the Southwest 1/4 of said Section 36 with a line which is 33 feet North from and parallel with the South line of the Northeast 1/4 of the Northwest 1/4 of the Southwest 1/4 of said Section 36 and running thence West along said parallel line a distance of 400.00 feet; thence North along a line which is 400.00 feet West from and parallel with said East line of the Northwest 1/4 of the Southwest 1/4 of said Section 36, a distance of 554.65 feet to its intersection with the Southerly line of the lands conveyed by deed recorded July 9, 1964 as Document No. 19,197,735; thence Northeastwardly along the Southerly line of the lands so conveyed a distance of 419.27 feet to its intersection with the East line of the Southwest 1/4 of the Northwest 1/4 of said Section 36; thence South along said East line of the Southwest 1/4 of the Northwest 1/4 and along said East line of the Northwest 1/4 of the Southwest 1/4 of Section 36, a distance of 734.58 feet to the place of beginning.

ALSO

PARCEL B:

That part of Block 3 in James H. Rees' Subdivision of the West 1/2 of the Southwest 1/4 of Section 36, Township 39 North, Range 13, East of the Third Principal Meridian, included within a parcel of land bounded and described as follows: Commencing at the point of intersection of the East line of the Northwest 1/4 of the Southwest 1/4 of said Section 36 with a line which is 33.00 feet North from and parallel with the South line of the Northeast 1/4 of the Northwest 1/4 of the Southwest 1/4 of said Section 36 and running thence West along said parallel line, a distance of 400.00 feet to a point of beginning; thence North along a line which is 400.00 feet West from and parallel with said East line of the Northwest 1/4 of the Southwest 1/4 of Section 36, a distance of 554.70 feet to its intersection with the Southerly line of the lands conveyed by deed recorded July 9, 1964 as Document No. 19,179,735; thence Southwestwardly along the Southerly line of the lands so conveyed a distance of 70.28 feet; thence South along a line which is 464.00 feet West from and parallel with said East line of the Northwest 1/4 of the Southwest 1/4 of said Section 36, a distance of 525.91 feet to a point of intersection with a line 33.00 feet North from and parallel with said South line of the Northeast 1/4 of the Northwest 1/4 of the Southwest 1/4 of said Section 36; thence East along the last described parallel line a distance of 64.00 feet to the place of beginning, in Cook County, Illinois.

COOK COUNTY
RECORDER
EUGENE "GENE" MOORE
SKOKIE OFFICE

EXHIBIT A - LEGAL CONTINUED

ALSO

PARCEL C:

The East 102 feet of that part of Block 3 in James H. Rees' Subdivision of the West 1/2 of the Southwest 1/4 of Section 36, Township 39 North, Range 13 East of the Third Principal Meridian, included within a parcel of land which is bounded and described as follows:

Beginning at the point of intersection of a line which is 464.00 feet West from and parallel with the East line of the Northwest 1/4 of the Southwest 1/4 of said Section 36 with a line which is 33.00 feet North from and parallel with the South line of the Northeast 1/4 of the Northwest 1/4 of the Southwest 1/4 of said Section 36 and running thence West along the last described parallel line a distance of 203.38 feet to its intersection with the West line of said Northeast 1/4 of the Northwest 1/4 of the Southwest 1/4 of said Section 36; thence North along the West line of the Northeast 1/4 of the Northwest 1/4 of the Southwest 1/4 of the Southwest 1/4 of said Section 36, a distance of 440.79 feet to its intersection with the Southerly Boundary of Parcel No. SW 14-4 of lands conveyed by Deed recorded July 9, 1964 as Document No. 19,179,735; thence Northeastwardly along the Southerly Boundary of the lands so conveyed, a distance of 117.11 feet to a deflection point in said boundary which is 36.83 feet, measured perpendicularly, Southerly from the Southerly line of the Southerly Reserve of the Illinois and Michigan Canal; thence Northeastwardly, continuing along said Southerly boundary, a distance of 103.73 feet to its intersection with said line which is 464.00 feet West from and parallel with the East line of the Northwest 1/4 of the Southwest 1/4 of Section 36 and thence South, along said parallel line, a distance of 525.86 feet to the point of beginning, all in Cook County, Illinois.

The title to the subject property has been registered under "An Act concerning Land Titles", commonly known as the Torrens Act.

Affects that part of Parcel A falling in the Northwest 1/4.

Permanent Index Number: 16-36-300-016 Volume: 508
Affects Parcel C

Permanent Index Number: 16-36-300-014 Volume: 508
Affects part of Parcel A

Permanent Index Number: 16-36-300-013 Volume: 508
Affects Parcel B

Permanent Index Number: 16-36-100-012 Volume: 508
Affects Parcel A