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2000-06-30 12:00:21  
Cook County Recorder 29.50

Prepared by:  
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225 West Washington Street, Suite 1300  
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**COOK COUNTY  
RECORDER  
EUGENE "GENE" MOORE  
SKOKIE OFFICE**

**MEMORANDUM OF LEASE**

THIS MEMORANDUM OF LEASE is entered into by and between AMF BOWLING CENTERS, INC., a Virginia corporation ("Tenant") and CLASSIC LANES OF SOUTH CHICAGO HEIGHTS, INC., an Illinois corporation ("Landlord") as of this 29th day of June, 2000.

**RECITALS:**

WHEREAS, Landlord and Tenant have entered into a certain Bowling Center Lease of even date herewith ("Lease") pursuant to which the Landlord is leasing to Tenant and the Tenant is renting from Landlord certain premises located at 3201 East End Avenue, South Chicago Heights, Illinois 60411, Cook County, Illinois, and more fully described in Exhibit A attached hereto and incorporated herein by reference as though fully set forth in this Memorandum of Lease ("Premises"); and

WHEREAS, the Tenant and Landlord wish to memorialize the terms of the Lease for recording purposes.

NOW, THEREFORE, in consideration of the mutual covenants herein contained and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

**AGREEMENTS**

1. Demise. Landlord hereby demises and leases to Tenant and Tenant hereby accepts and leases from Landlord the Premises.

2. Term. The initial term of this Lease shall be for a period of fifteen (15) years commencing on June 29th, 2000 and expiring at 12:00 midnight on June 29th, 2015, unless sooner terminated in accordance with the terms of the Lease. Additionally, the Lease includes a provision pursuant to which the term may be extended for one additional period of five (5) years.

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3. Definitions. The terms used herein this Memorandum of Lease shall have those meanings set forth in the Lease unless the context otherwise requires.

4. Incorporation. All the terms and provisions of the Lease are hereby incorporated by reference as though fully set forth herein in this Memorandum of Lease.

5. Conflict. As between Landlord and Tenant, in the event of any conflict between the terms of this Memorandum of Lease and the Lease, the terms of the Lease shall, under all circumstances, prevail.

IN WITNESS WHEREOF, the parties have executed this Memorandum of Lease pursuant to due authority, as of the day and year first above written.

LANDLORD:

CLASSIC LANES OF SOUTH CHICAGO  
HEIGHTS, INC., an Illinois corporation

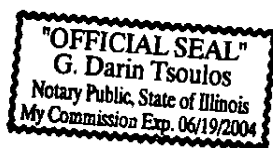
By: \_\_\_\_\_

David Mitcheltree  
President

STATE OF ILLINOIS       )  
                                      ) SS  
COUNTY OF COOK       )

I, G. Darin Tsoulos, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that David Mitcheltree, personally known to me and known by me to be the President of CLASSIC LANES OF SOUTH CHICAGO HEIGHTS, INC., an Illinois corporation, appeared before me this day in person, and acknowledged that he signed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act of such corporation for the uses and purposes therein set forth.

Given under my hand and notarial seal this 29<sup>th</sup> day of June, 2000.



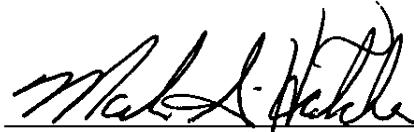
\_\_\_\_\_  
Notary Public

Commission Expires: 6/19/2004

TENANT:

AMF BOWLING CENTERS, INC.,  
a Virginia corporation

By:

Mark S. Hatcher  
Vice President, Real EstateCOMMONWEALTH OF VIRGINIA )  
) SS  
CITY/COUNTY OF Henrico )

I, Ann S. Garris, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Mark S. Hatcher, personally known to me and known by me to be the Vice President, Real Estate, of AMF BOWLING CENTERS, INC., a Virginia corporation, appeared before me this day in person, and acknowledged that he signed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act of such corporation for the uses and purposes therein set forth.

Given under my hand and notarial seal this 27<sup>th</sup> day of June, 2000.

[AFFIX NOTARIAL SEAL]



Notary Public

Commission Expires: 10/31/03

## EXHIBIT A

P.I.N.'S: 32-33-101-028 AND 32-33-101-029

PARCEL ONE:

THAT PART OF LOT 13 IN CIRCUIT COURT PARTITION OF THE NORTHEAST  $\frac{1}{4}$  OF SECTION 32 AND THE WEST  $\frac{1}{2}$  OF THE NORTHWEST  $\frac{1}{4}$  OF SECTION 33, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE NORTHERLY LINE OF LOT 13 WITH THE EASTERLY RIGHT OF WAY LINE OF HERETOFORE DEDICATED EAST END AVENUE; THENCE EASTERLY ON THE NORTHERLY LINE OF SAID LOT 13, SAID LINE HAVING A BEARING (ASSUMED) OF NORTH 84 DEGREES 20 MINUTES 40 SECONDS EAST FOR THE PURPOSES OF THIS DESCRIPTION, A DISTANCE OF 310 FEET TO A POINT; THENCE SOUTH 00 DEGREES 25 MINUTES 40 SECONDS EAST 273.45 FEET TO A POINT; THENCE WESTERLY ON A STRAIGHT LINE, SAID LINE WHICH IS THE SOUTHERLY FACE OF AN EXISTING ONE STORY BRICK AND BLOCK BUILDING WALL AND SAID FACE OF WALL EXTENDED EAST, A DISTANCE OF 110 FEET TO A POINT; THENCE SOUTH 00 DEGREES 25 MINUTES 40 SECONDS EAST A DISTANCE OF 30 FEET TO A POINT; THENCE SOUTH 89 DEGREES 54 MINUTES 40 SECONDS WEST A DISTANCE OF 198.72 FEET TO THE EASTERLY RIGHT OF WAY LINE OF EAST END AVENUE; THENCE NORTH 00 DEGREES 25 MINUTES 40 SECONDS TO THE POINT OF BEGINNING, EXCEPT THAT PART CONVEYED TO THE PEOPLE OF THE STATE OF ILLINOIS FOR THE USE AND BENEFIT OF THE DEPARTMENT OF TRANSPORTATION, DESCRIBED AS FOLLOWS:

THAT PART OF LOT 13 IN CIRCUIT COURT PARTITION, A SUBDIVISION OF THE NORTHEAST QUARTER OF SECTION 32 AND THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 35 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 5, 1900 AS DOCUMENT 2956680, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF LOT 13 WITH THE EAST LINE OF HERETOFORE DEDICATED EAST END AVENUE; THENCE ON AN ASSUMED BEARING OF NORTH 83 DEGREES 39 MINUTES 38 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 13, BEING ALSO THE CENTERLINE OF SAUK TRAIL ROAD, A DISTANCE OF 310.00 FEET TO A POINT ON THE EAST LINE OF GRANTOR'S PROPERTY; THENCE SOUTH 00 DEGREES 57 MINUTES 28 SECONDS EAST ALONG SAID EAST LINE, 38.17 FEET TO A POINT ON A LINE 38.00 FEET

SOUTH OF AND PARALLEL WITH THE NORTH LINE OF LOT 13 AFORESAID; THENCE SOUTH 83 DEGREES 39 MINUTES 38 SECONDS WEST ALONG SAID PARALLEL LINE, 294.93 FEET; THENCE SOUTH 41 DEGREES 21 MINUTES 05 SECONDS WEST, 22.28 FEET TO THE EAST LINE OF EAST END AVENUE AFORESAID; THENCE NORTH 00 DEGREES 57 MINUTES 28 SECONDS WEST ALONG SAID EAST LINE 53.23 FEET TO THE POINT OF BEGINNING.

PARCEL TWO:

THAT PART OF LOT 13 IN CIRCUIT COURT PARTITION OF THE NORTHEAST  $\frac{1}{4}$  OF SECTION 32 AND THE WEST  $\frac{1}{4}$  OF THE NORTHWEST  $\frac{1}{4}$  OF SECTION 33, TOWNSHIP 35 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY RIGHT OF WAY LINE OF HERETOFORE DEDICATED EAST END AVENUE, SAID RIGHT OF WAY LINE HAVING A BEARING OF NORTH 00 DEGREES 25 MINUTES 40 SECONDS EAST (ASSUMED FOR THE PURPOSE OF THE DESCRIPTION), A DISTANCE OF 273.96 FEET SOUTH OF THE NORTHERLY LINE OF LOT 13; THENCE SOUTH 00 DEGREES 25 MINUTES 40 SECONDS EAST A DISTANCE OF 71.18 FEET TO A POINT; THENCE NORTH 89 DEGREES 54 MINUTES 40 SECONDS EAST A DISTANCE OF 308.72 FEET TO A POINT; THENCE NORTH 00 DEGREES 25 MINUTES 40 SECONDS WEST A DISTANCE OF 101.76 FEET; THENCE WESTERLY ON A STRAIGHT LINE, SAID LINE WHICH IS THE SOUTHERLY FACE OF AN EXISTING ONE STORY BRICK AND BLOCK BUILDING WALL AND SAID FACE OF WALL EXTENDED EAST, A DISTANCE OF 110 FEET TO A POINT; THENCE SOUTH 00 DEGREES 25 MINUTES 40 SECONDS EAST A DISTANCE OF 30 FEET; THENCE SOUTH 89 DEGREES 54 MINUTES 40 SECONDS WEST A DISTANCE OF 198.72 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.