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Cook County Recorder 35.00

This Document Prepared By and
After Recording Please Return To:

Joseph B. Brocato, Esq.
Pedersen & Houpt
161 North Clark Street
Suite 3100
Chicago, Illinois 60601



Above Space For Recorder's Use Only

MEMORANDUM OF LEASE AND RIGHTS AGREEMENT

THIS MEMORANDUM OF LEASE AND RIGHTS AGREEMENT (the "Memorandum"), is made as of the 31st day of December, 2000, by and between **WINDSOR OUTDOOR INC.**, an Illinois corporation ("Lessee"), and **SAGA CHICAGO CO., LTD.**, an Illinois corporation ("Lessor").

D 1-79 20 751 JBY

Under that certain Lease and Rights Agreement, dated as of January 12, 1999 (the "Lease"), by and between Lessee and Lessor, Lessee has a leasehold interest in and certain easements pertaining to a portion of the real property legally described on Exhibit A attached hereto and by this reference made a part hereof (the "Land"), for, among other things, constructing, installing, operating and maintaining an outdoor advertising sign structure on the portion of the Land legally described on Exhibit B-1, page 1, and graphically depicted on Exhibit B-1, page 2, attached hereto and by this reference made a part hereof.

The purpose of this Memorandum is to give record notice of Lessee's rights in and to the Premises under the Lease and of the rights created thereby, all of which are hereby confirmed. This Memorandum is not intended to alter in any way the rights of Lessee and Lessor as set forth in the Lease.

BOX 333-CTT

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IN WITNESS WHEREOF, the undersigned parties have executed this Memorandum as of the date set forth above.

WITNESSES:

Diana F. Whelton
Print Name: Diana F. Whelton

Jodie Mason
Print Name: Jodie Mason

LESSEE:

WINDSOR OUTDOOR INC., an Illinois corporation

By: *Mary Lou Mulvihill Skalkos*
Name: MARY LOU MULVIHILL SKALKOS
Title: President

WITNESSES:

Print Name: _____

Print Name: _____

LESSOR:

SAGA CHICAGO LTD.

By: _____

Name: _____

Title: _____

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IN WITNESS WHEREOF, the undersigned parties have executed this Memorandum as of the date set forth above.

WITNESSES:

Print Name: _____

Print Name: _____

LESSEE:

WINDSOR OUTDOOR INC., an Illinois corporation

By: _____

Name: _____

Title: _____

WITNESSES:

Diana F. Shelton
Print Name: Diana F. Shelton

Jodie Massan
Print Name: Jodie Massan

LESSOR:

Co., 89
SAGA CHICAGO, LTD., an Illinois corporation

By: *y JA* _____

Name: YOSHIIRO ITO

Title: Secretary

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STATE OF ILLINOIS)
) SS.
COUNTY OF _____)

I, _____, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT _____, who is personally known to me to be the _____ of WINDSOR OUTDOOR INC., an Illinois corporation, and who is 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 signed and delivered the said instrument as his own free and voluntary act, and as the free and voluntary act of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal, this ____ day of _____, ____.

Notary Public

My Commission Expires: _____

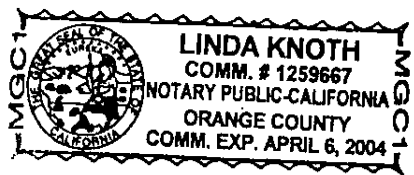
STATE OF ILLINOIS)
) SS.
COUNTY OF ORANGE)

I, LINDA KNOTH, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT YOSHIMIRO ITO, the secretary of SAGA CHICAGO, LTD., who is personally known to me, and who is 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 signed and delivered the said instrument as his own free and voluntary act, and as the free and voluntary act of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal, this 19th day of November, 2001.

Linda Knath
Notary Public

My Commission Expires: 4-6-04



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EXHIBIT A

LEGAL DESCRIPTION OF EASEMENT PREMISES

Lot 1 in first O'Hare subdivision, being a subdivision of part of the west 1/2 of the northwest 1/4 of section 21, township 40, range 12, east of the third principal meridian, in Cook County, Illinois.

PIN: 12-21-100-014

Address: 2939 N. Mannheim Road, Schiller Park, Illinois

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EXHIBIT B-1

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**EXHIBIT B-1
SURVEY OF SIGN PARCEL**

THAT PART OF LOT 1 IN FIRST O'HARE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE NORTH 24 DEGREES 46 MINUTES 11 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 125.00 FEET; THENCE SOUTH 65 DEGREES 13 MINUTES 49 SECONDS WEST, PARALLEL TO THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 65 DEGREES 13 MINUTES 49 SECONDS WEST, A DISTANCE OF 12.00 FEET; THENCE NORTH 24 DEGREES 46 MINUTES 11 SECONDS WEST, A DISTANCE OF 12.00 FEET; THENCE NORTH 65 DEGREES 13 MINUTES 49 SECONDS EAST, A DISTANCE OF 12.00 FEET; THENCE SOUTH 24 DEGREES 46 MINUTES 11 SECONDS EAST, A DISTANCE OF 12.00 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

NOTES:

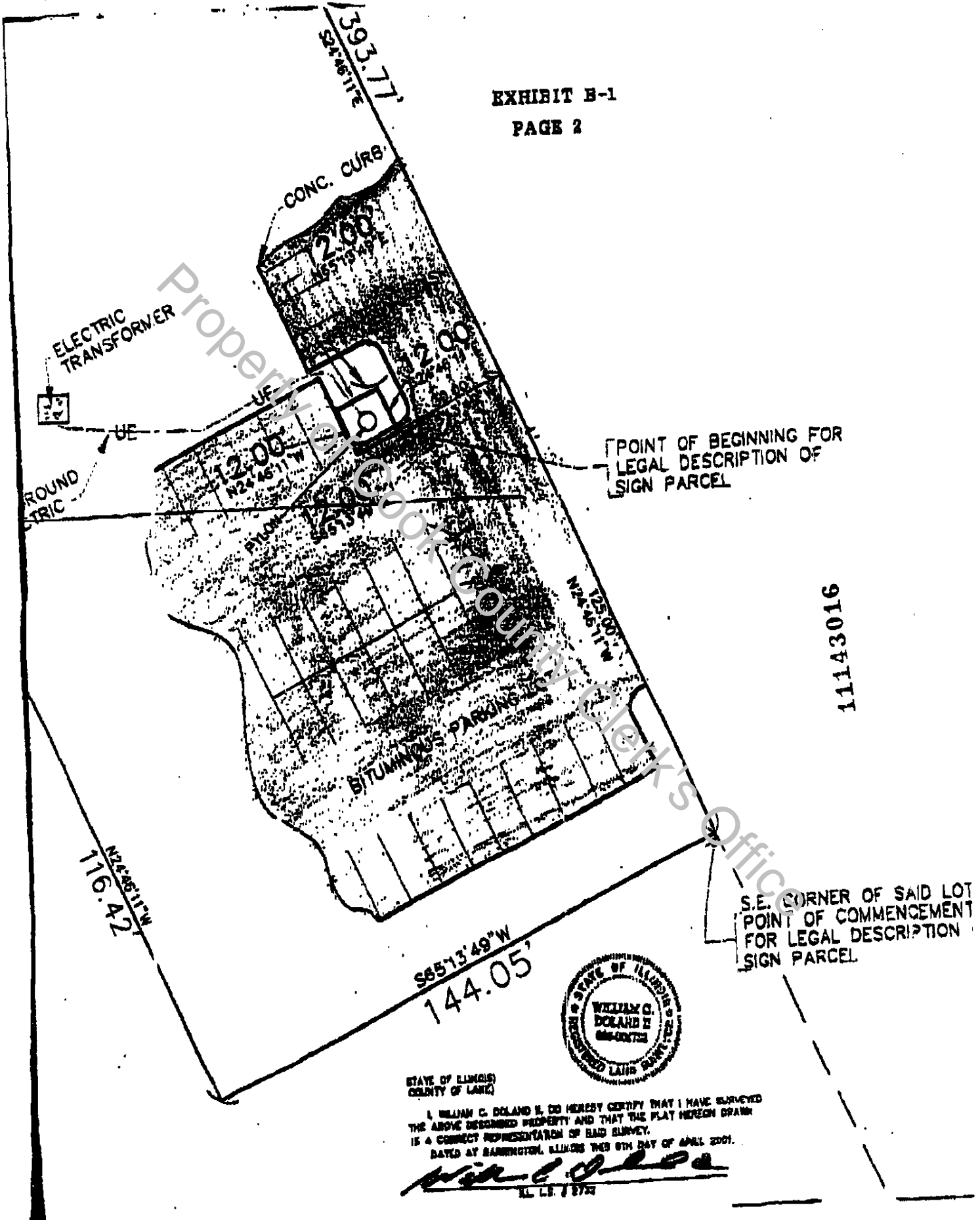
- 1.) ABOVE SAID PARCEL CONTAINS 144.0 SQ. FT.
- 2.) SIGN PYLON IS CENTERED IN ABOVE SAID PARCEL

MAY County Clerk's Office

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EXHIBIT B-1
PAGE 2



STATE OF ILLINOIS
COUNTY OF LAKE

I, WILLIAM C. DOLAND E., DO HEREBY CERTIFY THAT I HAVE SURVEYED
THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN
IS A CORRECT REPRESENTATION OF SAID SURVEY.
DATED AT BARRINGTON, ILLINOIS THIS 6TH DAY OF APRIL 2001.

William C. Doland E.

ILL. L.S. # 8752